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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, JULY 1, 2011
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review newly submitted documents, deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2008-1994
APPLICANT:	ELEVATED INVESTORS II LLC
PARCEL NO.:	0327 026
PARCEL ADDRESS:	0150 POWELL ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$60,496,094.00
APPLICANT'S OPINION:	$21,725,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Closed session with legal counsel to discuss, deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2009-5156
APPLICANT:	TREW, RAY
PARCEL NO.:	5663 033
PARCEL ADDRESS:	0319 MOULTRIE ST,
TOPIC:	Legal - Change in Ownership Reassessment
CURRENT ASSESSMENT:	$772,000.00
APPLICANT'S OPINION:	$673,020.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

5. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

6. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE
Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements
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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, July 1, 2011, at 9:30 a.m.

Present: Lawrence Lee, Richard Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney Marie Blits

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closed

With no public present for comment, the Board went into closed session with legal counsel at 9:37 a.m. to review submitted documents, consult with counsel and deliberate the respective legal issues raised regarding the change in ownership at issue in the below listed applications.

At the hour of 10:47 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1994	Elevated Investors LLC	Board ruled that the Nov. 18, 2008 Notice of Supplemental Assessment is valid notice for the property at issue.
2009-5156	Ray Trew	Board ruled that the change in ownership was a 50% reassessable event.

There being no further business, the Board, at the hour of 10:55 a.m. recessed to reconvene Thursday, July 7, 2011, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Thursday, July 7, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
. San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, JULY 1, 2011
11:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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closed

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to discuss, deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

   A. APPLICATION: 2009-0270

APPLICANT:	VALLEJO, EMMANUEL
PARCEL NO.:	1683 014
PARCEL ADDRESS:	0867 40TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$939,548.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, July 1, 2011, at 11:00 a.m.

Present: Mervin Conlan, John McGary and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, Presiding

Deputy City Attorney Marie Blits

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closed

With no public present for comment, the Board went into closed session with legal counsel at 11:05 a.m. to consult with counsel and deliberate valuation for the below listed application. At the hour of 11:58 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0270	Emmanuel Vallejo	A.V. Lowered (Board); applicant to confirm whether or not he still wants the Board to prepare findings of fact.

There being no further business, the Board, at the hour of 12:05 p.m. recessed to reconvene Tuesday, July 6, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 6, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 06, 2011 To Wednesday, July 06, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5064
APPLICANT:	CRISSIUS PROPERTIES, LLC
PARCEL NO.:	1222 025
PARCEL ADDRESS:	1000 1004 MASONIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,342,213.00
APPLICANT'S OPINION:	$875,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5112
APPLICANT:	KHANIN, DIMITRY
PARCEL NO.:	1168 041
PARCEL ADDRESS:	2749 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,485,691.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5114
APPLICANT:	KO, JACKIE
PARCEL NO.:	1456 042
PARCEL ADDRESS:	2345 2347 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,512,221.00
APPLICANT'S OPINION:	$1,072,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5120
APPLICANT:	MURPHY, MARTIN
PARCEL NO.:	1765 014
PARCEL ADDRESS:	1379 10TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,896,754.00
APPLICANT'S OPINION:	$2,775,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5122
APPLICANT:	NASSER, WILLIAM
PARCEL NO.:	1752 001
PARCEL ADDRESS:	1251 1253 03RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,098,542.00
APPLICANT'S OPINION:	$809,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5124
APPLICANT:	POWER, EUGENE
PARCEL NO.:	3596 099
PARCEL ADDRESS:	0811 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$316,762.00
APPLICANT'S OPINION:	$215,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5127
APPLICANT:	TASKETT, JAMES
PARCEL NO.:	3985 001
PARCEL ADDRESS:	0100V TEXAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,766,911.00
APPLICANT'S OPINION:	$1,289,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5497
APPLICANT:	SKORNIA Q TIP TRUST
PARCEL NO.:	1363 055
PARCEL ADDRESS:	0123 03RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,576,592.00
APPLICANT'S OPINION:	$631,386.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5498
APPLICANT:	SKORNIA Q TIP TRUST
PARCEL NO.:	1363 056
PARCEL ADDRESS:	0121 03RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,050,804.00
APPLICANT'S OPINION:	$421,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0223
APPLICANT:	KO, JACKIE
PARCEL NO.:	1456 042
PARCEL ADDRESS:	2345 2347 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,508,637.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1849
APPLICANT:	CRISSIUS PROPERTIES, LLC
PARCEL NO.:	1222 025
PARCEL ADDRESS:	1000 1004 MASONIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,339,032.00
APPLICANT'S OPINION:	$940,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1863
APPLICANT:	KHANIN, DIMITRY
PARCEL NO.:	1168 041
PARCEL ADDRESS:	2749 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,482,169.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3658
APPLICANT:	NASSER, WILLIAM
PARCEL NO.:	1752 001
PARCEL ADDRESS:	1251 1253 03RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,095,938.00
APPLICANT'S OPINION:	$770,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 6, 2011 at 9:37 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting The 2009 assessment roll year being present and heard, the Board took certain actions, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5114	Jackie Ko	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2007 and 2008 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0223	Jackie Ko	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5064	Crissius Properties, LLC	Withdrawn
2009-5112	Dimitry Khanin	Postponed
2009-5120	Martin Murphy	Withdrawn
2009-5122	William Nasser	Withdrawn
2009-5124	Eugene Power	Withdrawn
2009-5127	James Taskett	Withdrawn
2009-5497	Skornia Q Tip Trust	Withdrawn
2009-5498	Skornia Q Tip Trust	Withdrawn
2010-1849	Crissius Properties, LLC	Withdrawn
2010-1863	Dimitry Khanin	Postponed
2010-3658	William Nasser	Withdrawn

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There being no further business, the Board, at the hour of 10:40 a.m. recessed to reconvene Monday, July 11, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, July 11, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 07, 2011 To Thursday, July 07, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3021
APPLICANT:	HINGORANI, SANDEEP
PARCEL NO.:	0133 017
PARCEL ADDRESS:	0446 0448 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,096,402.00
APPLICANT'S OPINION:	$1,362,662.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5555
APPLICANT:	FRE 344 LLC
PARCEL NO.:	0173 002
PARCEL ADDRESS:	0643 FRONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,000,000.00
APPLICANT'S OPINION:	$4,250,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5556
APPLICANT:	FRE 344 LLC
PARCEL NO.:	0173 002
PARCEL ADDRESS:	0643 FRONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,100,000.00
APPLICANT'S OPINION:	$3,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5592
APPLICANT:	GEORGE TRUST
PARCEL NO.:	0166 054
PARCEL ADDRESS:	0733 FRONT ST, #502
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$925,000.00
APPLICANT'S OPINION:	$574,637.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5594
APPLICANT:	GEORGE TRUST
PARCEL NO.:	0166 054
PARCEL ADDRESS:	0733 FRONT ST, #502
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$943,500.00
APPLICANT'S OPINION:	$551,653.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5607
APPLICANT:	BETTY ANN KNEISCHE TRUST
PARCEL NO.:	0522 025
PARCEL ADDRESS:	1501 GREENWICH ST, #203
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$995,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5608
APPLICANT:	BETTY ANN KNEISCHE TRUST
PARCEL NO.:	0522 022
PARCEL ADDRESS:	1501 GREENWICH ST, #101
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$975,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5610
APPLICANT:	HINGORANI, SANDEEP
PARCEL NO.:	0133 017
PARCEL ADDRESS:	0446 0448 VALLEJO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,015,000.00
APPLICANT'S OPINION:	$1,354,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5623
APPLICANT:	HINGORANI, SANDEEP
PARCEL NO.:	0133 017
PARCEL ADDRESS:	0446 0448 VALLEJO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,055,328.00
APPLICANT'S OPINION:	$1,354,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5878
APPLICANT:	FARRIS, MELISSA
PARCEL NO.:	0542 093
PARCEL ADDRESS:	2827 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,377,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6122
APPLICANT:	KNIESCHE, TRUSTEE, BETTY ANN
PARCEL NO.:	0095 028
PARCEL ADDRESS:	1221 GREENWICH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,211,147.00
APPLICANT'S OPINION:	$60,964.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6123
APPLICANT:	KNIESCHE, TRUSTEE, BETTY ANN
PARCEL NO.:	0095 028
PARCEL ADDRESS:	1221 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,137,990.00
APPLICANT'S OPINION:	$87,997.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0776
APPLICANT:	FRE 344 LLC
PARCEL NO.:	0173 002
PARCEL ADDRESS:	0643 FRONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,189,670.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1177
APPLICANT:	FARRIS, MELISSA
PARCEL NO.:	0542 093
PARCEL ADDRESS:	2827 LAGUNA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,350,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1178
APPLICANT:	FARRIS, MELISSA
PARCEL NO.:	0542 093
PARCEL ADDRESS:	2827 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,373,736.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2826
APPLICANT:	BETTY ANN KNEISCHE TRUST
PARCEL NO.:	0522 025
PARCEL ADDRESS:	1501 GREENWICH ST, #203
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$995,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2828
APPLICANT:	BETTY ANN KNEISCHE TRUST
PARCEL NO.:	0522 022
PARCEL ADDRESS:	1501 GREENWICH ST, #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$975,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, July 7, 2011 at 1:30 p.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting The Assessment roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3021	Sandeep Hingorani	A.V. Lowered (Board)
2009-5592	George Trust	Denied
2009-5594	George Trust	A.V. Lowered (Board)
2009-5610	Sandeep Hingorani	Denied
2009-5623	Sandeep Hingorani	Denied

The following listed applicant for change in the assessed valuation of property affecting the 2007 and 2008 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5555	FRE 344 LLC	Denied-No Show
2009-5556	FRE 344 LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5607	Betty Ann Kneische Trustee	Postponed
2009-5608	Betty Ann Kneische Trustee	Postponed
2009-5878	Melissa Farris	Postponed
2009-6122	Betty Ann Knieische, Trustee	Withdrawn
2009-6123	Betty Ann Knieische, Trustee	Withdrawn
2010-0776	FRE 344 LLC	Withdrawn

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Appeal No.	Name	Disposition
2010-1177	Melissa Farris	Postponed
2010-1178	Melissa Farris	Postponed
2010-2826	Betty Ann Kneische, Trustee	Postponed
2010-2828	Betty Ann Kneische, Trustee	Postponed

There being no further business, the Board, at the hour of 3:35 p.m. recessed to reconvene Friday, July 8, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on July 13, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, July 08, 2011 To Friday, July 08, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4444
APPLICANT:	LEE, JACK
PARCEL NO.:	0041 117
PARCEL ADDRESS:	0329 BAY ST, #304
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$868,734.00
APPLICANT'S OPINION:	$608,112.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4448
APPLICANT:	LEBLANC, TRAVIS
PARCEL NO.:	3776 372
PARCEL ADDRESS:	0555 04TH ST, #801
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$730,000.00
APPLICANT'S OPINION:	$503,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4556
APPLICANT:	HAMM, BETH
PARCEL NO.:	0515 022A
PARCEL ADDRESS:	3122 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,301,766.00
APPLICANT'S OPINION:	$1,584,349.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6446
APPLICANT:	MADRIGAL, JORGE
PARCEL NO.:	6618 018
PARCEL ADDRESS:	0278 0280 29TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$631,280.00
APPLICANT'S OPINION:	$325,512.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, July 8, 2011 at 9:30 a.m.

Present: Greg Blaine, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-4444	Jack Lee	Submitted
2009-4448	Travis LeBlanc	Submitted
2009-4556	Beth Hamm	Submitted
2009-6446	Jorge Madrigal	Submitted on legal issue regarding change in ownership

There being no further business, the Board, at the hour of 12:30 p.m. recessed to reconvene Monday, July 11, 2011, at 10:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on July 13, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 11, 2011 To Monday, July 11, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1867
APPLICANT:	KWAN, GREGORY
PARCEL NO.:	4074 011A
PARCEL ADDRESS:	0775 VERMONT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$712,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1868
APPLICANT:	KWAN, GREGORY
PARCEL NO.:	4074 011A
PARCEL ADDRESS:	0775 VERMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$907,800.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2065
APPLICANT:	KWAN, GREGORY
PARCEL NO.:	4074 011A
PARCEL ADDRESS:	0775 VERMONT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$880,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2066
APPLICANT:	KWAN, GREGORY
PARCEL NO.:	4074 011A
PARCEL ADDRESS:	0775 VERMONT ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$890,000.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	3RD BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2375
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900419
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$10,833.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2377
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900422
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$884,296.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2378
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900421
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,060,921.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2379
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900420
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,063,335.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4406
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 003
PARCEL ADDRESS:	0025 DIVISION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,560,000.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4407
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 001
PARCEL ADDRESS:	0045 RHODE ISLAND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,890,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4408
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 003
PARCEL ADDRESS:	0025 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,022,732.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4409
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 001
PARCEL ADDRESS:	0045 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,005,683.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4916
APPLICANT:	MORGAN STANLEY & CO.
PARCEL NO.:	2009209831
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$11,277,861.00
APPLICANT'S OPINION:	$6,275,566.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4917
APPLICANT:	MORGAN STANLEY & CO.
PARCEL NO.:	2009204917
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,041,344.00
APPLICANT'S OPINION:	$2,109,950.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6223
APPLICANT:	PACIFIC BUILDING LLC
PARCEL NO.:	3519 069
PARCEL ADDRESS:	0130 DORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,091,000.00
APPLICANT'S OPINION:	$1,210,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6303
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	3525 081
PARCEL ADDRESS:	0430 09TH ST,
TOPIC:	Base Year/Change in: Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,545,000.00
APPLICANT'S OPINION:	$639,175.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4821
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 001
PARCEL ADDRESS:	0045 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,000,930.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4826
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 003
PARCEL ADDRESS:	0025 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,003,718.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 11, 2011, at 9:30 a.m.

Present: Louisa Mendoza, Margaret Ruxton and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-4408	Doheny Vidovich Partners	Verbal Stipulation Approved
2009-4409	Doheny Vidovich Partners	Verbal Stipulation Approved
2009-6223	Pacific Building LLC	A.V.Lowered (Board)
2010-4821	Doheny Vidovich Partners	Verbal Stipulation Approved
2010-4826	Doheny Vidovich Partners	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1867	Gregory Kwan	Withdrawn
2008-1867	Gregory Kwan	Withdrawn
2008-1867	Gregory Kwan	Withdrawn
2008-1867	Gregory Kwan	Withdrawn
2008-2375	Ascent Media Group, Inc	Postponed
2008-2377	Ascent Media Group, Inc	Postponed
2008-2378	Ascent Media Group, Inc	Postponed
2008-2379	Ascent Media Group, Inc	Postponed
2009-4406	Doheny Vidovich Partners	Withdrawn
2009-4407	Doheny Vidovich Partners	Withdrawn
2009-4916	Morgan Stanley & Co.	Withdrawn
2009-4917	Morgan Stanley & Co.	Withdrawn
2009-6303	Claudio Mariani	Withdrawn

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There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene Thursday, July 14, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 14, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 400, City Hall
Monday, July 11, 2011
10:30 AM to 1:45 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1994
APPLICANT:	ELEVATED INVESTORS II LLC
PARCEL NO.:	0327 026
PARCEL ADDRESS:	0150 POWELL ST,
TOPIC:	Incorrect Value for Completion of New Construction
CURRENT ASSESSMENT:	$60,496,094.00
APPLICANT'S OPINION:	$21,725,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

GOVERNMENT DOCUMENTS DEPT
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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, July 11, at 10:45 a.m.

Present: Lawrence Lee, Richard Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2005 supplemental roll year being present and heard, the Board continued hearing evidence and testimony from both parties and then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-1994	Elevated Investors II, LLC	Submitted

There being no further business, the Board, at the hour of 1:32 p.m. recessed to reconvene Tuesday, July 12, 2011, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on July 13, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 12, 2011 To Tuesday, July 12, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2305
APPLICANT:	DOWLING, KATHERINE
PARCEL NO.:	0580 105
PARCEL ADDRESS:	2637 BUCHANAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,500,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3025
APPLICANT:	FAIRFIELD RESORTS INC
PARCEL NO.:	0282 022
PARCEL ADDRESS:	0750 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,473,199.00
APPLICANT'S OPINION:	$46,390,137.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4830
APPLICANT:	MAK, KENNETH
PARCEL NO.:	3731 156
PARCEL ADDRESS:	0056 MOSS ST, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$642,600.00
APPLICANT'S OPINION:	$571,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4923
APPLICANT:	WU, YUN TIAN
PARCEL NO.:	2142 016
PARCEL ADDRESS:	1346 QUINTARA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$930,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4931
APPLICANT:	SHARKIAH, M.A.
PARCEL NO.:	0253A089
PARCEL ADDRESS:	1177 CALIFORNIA ST, 1010
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4933
APPLICANT:	SOCKOLOV, ROBERT
PARCEL NO.:	3794 041
PARCEL ADDRESS:	0188 KING ST, #030
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$943,500.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4940
APPLICANT:	UNITED DOMINION REALTY, LP
PARCEL NO.:	8707 003
PARCEL ADDRESS:	0355 BERRY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,779,374.00
APPLICANT'S OPINION:	$38,615,608.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5599
APPLICANT:	FAIRFIELD RESORTS INC
PARCEL NO.:	0282 022
PARCEL ADDRESS:	0750 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,810,000.00
APPLICANT'S OPINION:	$35,775,607.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5884
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 016
PARCEL ADDRESS:	0265V 03RD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$960,000.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5885
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 016
PARCEL ADDRESS:	0265V 03RD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$960,000.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5886
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 016
PARCEL ADDRESS:	0265V 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$998,784.00
APPLICANT'S OPINION:	$99,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5949
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 015
PARCEL ADDRESS:	0690 0694 FOLSOM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,000,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5950
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 015
PARCEL ADDRESS:	0690 0694 FOLSOM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,000,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5951
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 015
PARCEL ADDRESS:	0690 0694 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,242,400.00
APPLICANT'S OPINION:	$624,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5953
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 014
PARCEL ADDRESS:	0682V FOLSOM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,200,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5954
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 014
PARCEL ADDRESS:	0682V FOLSOM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,200,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5955
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 014
PARCEL ADDRESS:	0682V FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,329,280.00
APPLICANT'S OPINION:	$333,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5956
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 017
PARCEL ADDRESS:	0050 HAWTHORNE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$12,340,000.00
APPLICANT'S OPINION:	$6,170,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5957
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 017
PARCEL ADDRESS:	0050 HAWTHORNE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$12,340,000.00
APPLICANT'S OPINION:	$6,170,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5958
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 017
PARCEL ADDRESS:	0050 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,838,536.00
APPLICANT'S OPINION:	$1,283,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5959
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 013
PARCEL ADDRESS:	0666 FOLSOM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$65,000,000.00
APPLICANT'S OPINION:	$32,500,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5960
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 013
PARCEL ADDRESS:	0666 FOLSOM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$65,000,000.00
APPLICANT'S OPINION:	$32,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5961
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 013
PARCEL ADDRESS:	0666 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,626,000.00
APPLICANT'S OPINION:	$6,762,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

25) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6134
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3799 007
PARCEL ADDRESS:	0675 TOWNSEND ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$71,050,738.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

26) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6154
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 013
PARCEL ADDRESS:	0666 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$66,300,000.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

27) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6155
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 014
PARCEL ADDRESS:	0682V FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,264,000.00
APPLICANT'S OPINION:	$325,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

28) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6156
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 015
PARCEL ADDRESS:	0690 0694 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,120,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

29) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6157
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 016
PARCEL ADDRESS:	0265V 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$979,200.00
APPLICANT'S OPINION:	$99,800.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

30) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6158
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 017
PARCEL ADDRESS:	0050 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,586,800.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

31) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6177
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$83,000,000.00
APPLICANT'S OPINION:	$24,900,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

32) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6178
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$83,000,000.00
APPLICANT'S OPINION:	$24,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

33) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1873
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 013
PARCEL ADDRESS:	0666 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,465,726.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

34) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1874
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 014
PARCEL ADDRESS:	0682V FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,321,389.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

35) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1875
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 015
PARCEL ADDRESS:	0690 0694 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,227,605.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

36) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1876
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 016
PARCEL ADDRESS:	0265V 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$996,416.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

37) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1877
APPLICANT:	HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.:	3735 017
PARCEL ADDRESS:	0050 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,808,108.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 12, at 1:32 p.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
7/12/11

Appeal No.	Name	Disposition
2008-2305	Katherine Dowling	Postponed at Hearing
2009-4830	Kenneth Mak	Submitted
2009-4923	Yun Tian Wu	Submitted

At the hour of 3:55 p.m. the Board went into closed session to deliberate the submitted cases. The Board reconvened in open session at 4:32 p.m. and took the following action on the respective original applications:

Appeal No.	Name	Disposition
2009-4830	Kenneth Mak	A.V. Lowered (Board)
2009-4923	Yun Tian Wu	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3025	Fairfield Resorts, Inc.	Postponed
2009-4931	M.A. Sharkiah	Postponed
2009-4933	Robert Sockolov	Postponed
2009-4940	United Dominion Realty, LP	Withdrawn
2009-5599	Fairfield Resorts, Inc.	Postponed
2009-5884	Hawthorne Folsom Place LLC	Postponed
2009-5885	Hawthorne Folsom Place LLC	Postponed
2009-5886	Hawthorne Folsom Place LLC	Postponed
2009-5949	Hawthorne Folsom Place LLC	Postponed
2009-5950	Hawthorne Folsom Place LLC	Postponed

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Appeal No.	Name	Disposition
2009-5951	Hawthorne Folsom Place LLC	Postponed
2009-5953	Hawthorne Folsom Place LLC	Postponed
2009-5954	Hawthorne Folsom Place LLC	Postponed
2009-5955	Hawthorne Folsom Place LLC	Postponed
2009-5956	Hawthorne Folsom Place LLC	Postponed
2009-5957	Hawthorne Folsom Place LLC	Postponed
2009-5958	Hawthorne Folsom Place LLC	Postponed
2009-5959	Hawthorne Folsom Place LLC	Postponed
2009-5960	Hawthorne Folsom Place LLC	Postponed
2009-5961	Hawthorne Folsom Place LLC	Postponed
2009-6134	Doheny Vidovich Partners	Postponed
2009-6154	Hawthorne Folsom Place LLC	Postponed
2009-6155	Hawthorne Folsom Place LLC	Postponed
2009-6156	Hawthorne Folsom Place LLC	Postponed
2009-6157	Hawthorne Folsom Place LLC	Postponed
2009-6158	Hawthorne Folsom Place LLC	Postponed
2009-6177	VNO Patson Van Ness Holdings	Postponed
2009-6178	VNO Patson Van Ness Holdings	Postponed
2010-1873	Hawthorne Folsom Place LLC	Postponed
2010-1874	Hawthorne Folsom Place LLC	Postponed
2010-1875	Hawthorne Folsom Place LLC	Postponed
2010-1876	Hawthorne Folsom Place LLC	Postponed
2010-1877	Hawthorne Folsom Place LLC	Postponed

There being no further business, the Board, at the hour of 4:38 p.m. recessed to reconvene Wednesday, July 13, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, July 15, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 13, 2011 To Wednesday, July 13, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1190
APPLICANT:	WAI, JOHN
PARCEL NO.:	0125 021
PARCEL ADDRESS:	1111 1133 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,897,852.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5612
APPLICANT:	LEONG, MING WAH
PARCEL NO.:	0193 016
PARCEL ADDRESS:	0842 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,080,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5613
APPLICANT:	LEONG, MING WAH
PARCEL NO.:	0193 016
PARCEL ADDRESS:	0842 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,121,600.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5614
APPLICANT:	LEONG, MING WAH
PARCEL NO.:	0193 016
PARCEL ADDRESS:	0842 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,164,032.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5652
APPLICANT:	LEONG, MING WAH
PARCEL NO.:	0193 016
PARCEL ADDRESS:	0842 WASHINGTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,080,000.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5678
APPLICANT:	CHANG KENNETH TRUST
PARCEL NO.:	0182 010
PARCEL ADDRESS:	1142 JACKSON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,200,000.00
APPLICANT'S OPINION:	$709,745.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5707
APPLICANT:	BULLETIN BUILDING LLC
PARCEL NO.:	3705 007
PARCEL ADDRESS:	0814 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$27,000,000.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5708
APPLICANT:	BULLETIN BUILDING LLC
PARCEL NO.:	3705 007
PARCEL ADDRESS:	0814 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,090,800.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5724
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 007
PARCEL ADDRESS:	1634 1644 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,451,790.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5725
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 007
PARCEL ADDRESS:	1634 1644 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,540,825.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5726
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 011
PARCEL ADDRESS:	1670 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,689,740.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5727
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 011
PARCEL ADDRESS:	1670 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,743,534.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5731
APPLICANT:	1645 PACIFIC LLC
PARCEL NO.:	0595 013
PARCEL ADDRESS:	1645 1661 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,038,000.00
APPLICANT'S OPINION:	$3,360,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5887
APPLICANT:	BULLETIN BUILDING LLC
PARCEL NO.:	3705 007
PARCEL ADDRESS:	0814 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,000,000.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5888
APPLICANT:	BULLETIN BUILDING LLC
PARCEL NO.:	3705 007
PARCEL ADDRESS:	0814 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,540,000.00
APPLICANT'S OPINION:	$8,160,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6088
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	0605 006
PARCEL ADDRESS:	2313 WEBSTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,450,000.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6089
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	0605 006
PARCEL ADDRESS:	2313 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,499,718.00
APPLICANT'S OPINION:	$1,900,720.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0117
APPLICANT:	SOLANKI, INDRASINH
PARCEL NO.:	3725 064
PARCEL ADDRESS:	0495 MINNA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,900,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0118
APPLICANT:	SOLANKI, INDRASINH
PARCEL NO.:	3725 064
PARCEL ADDRESS:	0495 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,085,877.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0174
APPLICANT:	FREUND, WILLIAM
PARCEL NO.:	0595 085
PARCEL ADDRESS:	1650 JACKSON ST, 908
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$937,314.00
APPLICANT'S OPINION:	$840,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0184
APPLICANT:	BATT, A.J.
PARCEL NO.:	0588 022
PARCEL ADDRESS:	2335 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,217,185.00
APPLICANT'S OPINION:	$6,903,915.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, July 13, 2011 at 9:30 a.m.

Present: Jeff Morris, Greg Blaine and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-1190	John Wai	A.V.Lowered (Board)
2009-5731	1645 Pacific LLC	A.V.Lowered (Board), but higher than assessor's recommended value.
2009-6088	Gary McCauley	Denied
2009-6089	Gary McCauley	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5612	Ming Wah Leong	Denied-No Show
2009-5613	Ming Wah Leong	Denied-No Show
2009-5614	Ming Wah Leong	Denied-No Show
2009-5652	Ming Wah Leong	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5678	Chang Kenneth Trust	Withdrawn
2009-5707	Bulletin Building LLC	Postponed
2009-5708	Bulletin Building LLC	Postponed
2009-5724	Pine & Franklin CA, LLC	Postponed

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2009-5725	Pine & Franklin CA, LLC	Postponed
2009-5726	Pine & Franklin CA, LLC	Postponed
2009-5727	Pine & Franklin CA, LLC	Postponed
2009-5887	Bulletin Building LLC	Postponed
2009-5888	Bulletin Building LLC	Postponed
2010-0117	Indrasinh Solanki	Postponed
2010-0118	Indrasinh Solanki	Postponed
2010-0174	William Freund	Withdrawn
2010-0184	A.J. Batt	Withdrawn

There being no further business, the Board, at the hour of 11:35 a.m. recessed to reconvene Friday, July 13, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, July 15, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, July 14, 2011 To Thursday, July 14, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3982
APPLICANT:	BEHNIA, ALIMOHAMMAD
PARCEL NO.:	8702 415
PARCEL ADDRESS:	0260 KING ST, #1507
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$674,000.00
APPLICANT'S OPINION:	$504,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4048
APPLICANT:	MILLER, KATHERINE
PARCEL NO.:	0542 090
PARCEL ADDRESS:	1900 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,723,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4141
APPLICANT:	ISA, KATHERINE
PARCEL NO.:	5549 106
PARCEL ADDRESS:	0150 RIPLEY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$820,000.00
APPLICANT'S OPINION:	$665,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4257
APPLICANT:	MCEACHRON, CHARLES
PARCEL NO.:	2806 031
PARCEL ADDRESS:	0205 HOFFMAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,292,500.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5452
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 053
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,000,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5453
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 053
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,080,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5454
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 053
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,161,000.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5455
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 049
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,700,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5456
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 049
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,734,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5457
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 049
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,768,680.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5458
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 048
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5459
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 048
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,326,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5460
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 048
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,352,520.00
APPLICANT'S OPINION:	$790,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6147
APPLICANT:	WESTFALL JR REVOCABLE TRUST
PARCEL NO.:	1269 031
PARCEL ADDRESS:	0955 ASHBURY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, July 14, 2011, at 1:35 p.m.

Present: Louisa Mendoza, Margaret Ruxton and Mervin Conlan

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4048	Katherine Miller	A.V.Lowered (Assessor)
2009-4141	Katherine Isa	Verbal Stipulation Approved
2009-4257	Charles McEachron	A.V.Lowered (Board)
2009-5454	Kenneth Siu	Verbal Stipulation Approved
2009-5455	Kenneth Siu	Verbal Stipulation Approved
2009-5456	Kenneth Siu	Verbal Stipulation Approved
2009-5457	Kenneth Siu	Verbal Stipulation Approved
2009-5458	Kenneth Siu	Verbal Stipulation Approved
2009-5459	Kenneth Siu	Verbal Stipulation Approved
2009-5460	Kenneth Siu	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-6147	Westfall Jr Revocable Trust	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3982	Alimohammad Behnia	Withdrawn

2009-5452	Kenneth Siu	Withdrawn
2009-5453	Kenneth Siu	Withdrawn

There being no further business, the Board, at the hour of 3:20 p.m., recessed to reconvene Wednesday, July 20, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 20, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, July 15, 2011 To Friday, July 15, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0597
APPLICANT:	XIE, FANG
PARCEL NO.:	3728 150
PARCEL ADDRESS:	1234 HOWARD ST, 1B-4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3248
APPLICANT:	625 MARKET ASSOCIATES LLC
PARCEL NO.:	3707 061
PARCEL ADDRESS:	0625 0631 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,644,644.00
APPLICANT'S OPINION:	$7,993,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4118
APPLICANT:	GLL US OFFICE LP
PARCEL NO.:	3710 017
PARCEL ADDRESS:	0350 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,060,803.00
APPLICANT'S OPINION:	$9,010,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4657
APPLICANT:	KUKUI, MISHA
PARCEL NO.:	7528 051
PARCEL ADDRESS:	0348 GOLD MINE DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$947,126.00
APPLICANT'S OPINION:	$805,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5165
APPLICANT:	LAI, KEN
PARCEL NO.:	1878 002N
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$349,559.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, July 15, 2011, at 9:30 a.m.

Present: Diane Robinson, Gregory Blaine and Lawrence Lee

Quorum present

Chairperson: Gregory Blaine, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0597	Fang Xie	Written Stipulation Approved
2009-3248	625 Market Associates LLC	Written Stipulation Approved
2009-4118	GLL US Office LP	Written Stipulation Approved
2009-4657	Misha KuKui	Written Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5165	Ken Lai	Withdrawn

There being no further business, the Board, at the hour of 10:03 a.m., recessed to reconvene Tuesday, July 19, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 19, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, JULY 15, 2011
10:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-4444

APPLICANT:	LEE, JACK
PARCEL NO.:	0041 117
PARCEL ADDRESS:	0329 BAY ST, #304
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$868,734.00
APPLICANT'S OPINION:	$608,112.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B. APPLICATION: 2009-4448

APPLICANT:	LEBLANC, TRAVIS
PARCEL NO.:	3776 372
PARCEL ADDRESS:	0555 04TH ST, #801
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$730,000.00
APPLICANT'S OPINION:	$503,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C. APPLICATION: 2009-4556

APPLICANT:	HAMM, BETH
PARCEL NO.:	0515 022A
PARCEL ADDRESS:	3122 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,301,766.00
APPLICANT'S OPINION:	$1,584,349.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D. APPLICATION: 2009-6446

APPLICANT:	MADRIGAL, JORGE
PARCEL NO.:	6618 018
PARCEL ADDRESS:	0278 - 0280 29TH ST,
TOPIC:	Legal Issues - Change in Ownership
CURRENT ASSESSMENT:	$631,280.00
APPLICANT'S OPINION:	$325,512.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, July 15, 2011, at 10:05 a.m.

Present: Greg Blaine, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

Deputy City Attorney Marie Blits (arrived during the closed session)

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With no public present for comment, the Board went into closed session at the hour of 10:08 a.m. to deliberate and take possible action on the below listed applications.

At the hour of 10:55 a.m. the Board reconvened in open session with its legal counsel and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4444	Lee, Jack	A.V. Lowered (Board)
2009-4448	LeBlanc, Travis	A.V. Lowered (Board)
2009-4556	Hamm, Beth	A.V. Lowered (Board)
2009-6446	Madrigal, Jorge	Continued for 60 days, contingent upon receipt of waiver agreement.

There being no further business, the Board, at the hour of 11:46 a.m. recessed to reconvene Monday, July 18, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 19, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, JULY 18, 2011
9:30 AM

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closed

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2008-1994
APPLICANT:	ELEVATED INVESTORS II LLC
PARCEL NO.:	0327 026
PARCEL ADDRESS:	0150 POWELL ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$60,496,094.00
APPLICANT'S OPINION:	$21,725,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 19, 2011
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2305
APPLICANT:	DOWLING, KATHERINE
PARCEL NO.:	0580 105
PARCEL ADDRESS:	2637 BUCHANAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,500,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3305
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,321,860.00
APPLICANT'S OPINION:	$22,323,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3308
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$619,977.00
APPLICANT'S OPINION:	$19,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4974
APPLICANT:	PPF OFF 150 CALIFORNIA, LP
PARCEL NO.:	0236 019
PARCEL ADDRESS:	0150 CALIFORNIA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$113,526,000.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4976
APPLICANT:	PPF OFF 150 CALIFORNIA, LP
PARCEL NO.:	0236 019
PARCEL ADDRESS:	0150 CALIFORNIA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$115,796,520.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4977
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 019
PARCEL ADDRESS:	0444 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,242,400.00
APPLICANT'S OPINION:	$4,700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4978
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 019
PARCEL ADDRESS:	0444 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,367,248.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4979
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 021
PARCEL ADDRESS:	0300 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$344,423,400.00
APPLICANT'S OPINION:	$290,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4980
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 021
PARCEL ADDRESS:	0300 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$351,311,868.00
APPLICANT'S OPINION:	$250,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4981
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 023
PARCEL ADDRESS:	0250 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,926,200.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4982
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 023
PARCEL ADDRESS:	0250 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,044,724.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5181
APPLICANT:	550 TERRY FRANCOIS BLVD LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$140,000,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6094
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,200,000.00
APPLICANT'S OPINION:	$38,456,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6095
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,200,000.00
APPLICANT'S OPINION:	$38,456,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6096
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6097
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6220
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$130,764,000.00
APPLICANT'S OPINION:	$39,225,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6221
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$816,000.00
APPLICANT'S OPINION:	$245,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0246
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,379,280.00
APPLICANT'S OPINION:	$40,009,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0247
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$832,320.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2064
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$830,347.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2065
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,063,170.00
APPLICANT'S OPINION:	$40,010,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 19, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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amended

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2305
APPLICANT:	DOWLING, KATHERINE
PARCEL NO.:	0580 105
PARCEL ADDRESS:	2637 BUCHANAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,500,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3305
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,321,860.00
APPLICANT'S OPINION:	$22,323,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3308
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$619,977.00
APPLICANT'S OPINION:	$19,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4974
APPLICANT:	PPF OFF 150 CALIFORNIA, LP
PARCEL NO.:	0236 019
PARCEL ADDRESS:	0150 CALIFORNIA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$113,526,000.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4976
APPLICANT:	PPF OFF 150 CALIFORNIA, LP
PARCEL NO.:	0236 019
PARCEL ADDRESS:	0150 CALIFORNIA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$115,796,520.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4977
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 019
PARCEL ADDRESS:	0444 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,242,400.00
APPLICANT'S OPINION:	$4,700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4978
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 019
PARCEL ADDRESS:	0444 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,367,248.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4979
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 021
PARCEL ADDRESS:	0300 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$344,423,400.00
APPLICANT'S OPINION:	$290,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4980
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 021
PARCEL ADDRESS:	0300 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$351,311,868.00
APPLICANT'S OPINION:	$250,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4981
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 023
PARCEL ADDRESS:	0250 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,926,200.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4982
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 023
PARCEL ADDRESS:	0250 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,044,724.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5181
APPLICANT:	550 TERRY FRANCOIS BLVD LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$140,000,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6094
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO :	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,200,000.00
APPLICANT'S OPINION:	$38,456,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6095
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,200,000.00
APPLICANT'S OPINION:	$38,456,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6096
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6097
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6220
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$130,764,000.00
APPLICANT'S OPINION:	$39,225,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6221
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$816,000.00
APPLICANT'S OPINION:	$245,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6222
APPLICANT:	LORRAINE A REILLY FAMILY TRUST
PARCEL NO.:	2372 041A
PARCEL ADDRESS:	2310 44TH AVE,
TOPIC:	Board to Clarify its Decision Issued 6/24/11 on the Change in Ownership
CURRENT ASSESSMENT:	$710,000.00
APPLICANT'S OPINION:	$65,842.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0246
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,379,280.00
APPLICANT'S OPINION:	$40,009,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0247
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$832,320.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2064
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$830,347.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

AMENDED

JUL 14 2011

Assessment Appeals Board

24) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2065
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,063,170.00
APPLICANT'S OPINION:	$40,010,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

AMENDED

JUL 14 2011

Assessment Appeals Board

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 19, 2011, at 1:32 p.m.

Present: Lawrence Lee, Richard Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:35 p.m. to continue deliberating the below listed application. At the hour of 2:39 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-1994	Elevated Investors II, LLC	A.V. Lowered (Board); Clerk to verify if Applicant still wants findings of fact.

There being no further business, the Board, at the hour of 2:46 p.m. recessed to reconvene Friday, July 22, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, July 22, 2011

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 20, 2011 To Wednesday, July 20, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3857
APPLICANT:	WELTCHEK, PETER
PARCEL NO.:	0991 009
PARCEL ADDRESS:	3926 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,825,000.00
APPLICANT'S OPINION:	$2,118,750.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JUL 13 2011
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4445
APPLICANT:	WELTCHEK, PETER
PARCEL NO.:	0991 009
PARCEL ADDRESS:	3926 CLAY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,825,000.00
APPLICANT'S OPINION:	$2,118,750.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5595
APPLICANT:	CASEY, DENIS
PARCEL NO.:	1003 035
PARCEL ADDRESS:	2829 CLAY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,850,000.00
APPLICANT'S OPINION:	$2,350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5641
APPLICANT:	SHELF, AMY
PARCEL NO.:	5678 023
PARCEL ADDRESS:	0402 0404 CORTLAND AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,250,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5642
APPLICANT:	SHELF, AMY
PARCEL NO.:	5678 023
PARCEL ADDRESS:	0402 0404 CORTLAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,275,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5643
APPLICANT:	CASEY, DENIS
PARCEL NO.:	1003 035
PARCEL ADDRESS:	2829 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,000,000.00
APPLICANT'S OPINION:	$2,350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5696
APPLICANT:	THOMAS KNUDSEN REVOCABLE TRUST
PARCEL NO.:	0948 019
PARCEL ADDRESS:	2841 FILBERT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,250,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5753
APPLICANT:	PARNASSUS PARTNERS LLC
PARCEL NO.:	1276 017
PARCEL ADDRESS:	0183 PARNASSUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,688,100.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6027
APPLICANT:	CASEY, JOSEPH
PARCEL NO.:	4793 001B
PARCEL ADDRESS:	1100 THOMAS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,175,000.00
APPLICANT'S OPINION:	$820,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6313
APPLICANT:	CHENG, JAMES
PARCEL NO.:	1274 002
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,978,168.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0350
APPLICANT:	183 PARNASSUS PARTNERS, LLC
PARCEL NO.:	1276 017
PARCEL ADDRESS:	0183 PARNASSUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,717,781.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1269
APPLICANT:	CASEY, JOSEPH
PARCEL NO.:	4793 001B
PARCEL ADDRESS:	1100 THOMAS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,195,658.00
APPLICANT'S OPINION:	$748,100.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1819
APPLICANT:	CASEY, DENIS
PARCEL NO.:	1003 035
PARCEL ADDRESS:	2829 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,843,245.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3047
APPLICANT:	THOMAS KNUDSEN REVOCABLE TRUST
PARCEL NO.:	0948 019
PARCEL ADDRESS:	2841 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,239,927.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 20, 2011, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan and Fred Perez
Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3857	Peter Weltchek	Continued
2009-4445	Peter Weltchek	Continued
2009-5641	Amy Shelf	Verbal Stipulation Approved
2009-5642	Amy Shelf	Verbal Stipulation Approved
2009-6027	Joseph Casey	A.V.Lowered (Board)
2009-6313	James Cheng	A.V.Lowered (Assessor)
2010-1269	Joseph Casey	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5595	Denis Casey	Postponed
2009-5643	Denis Casey	Postponed
2009-5696	Thomas Knudsen Revocable	Postponed
2009-5753	Parnassus Partners LLC	Withdrawn
2010-0350	183 Parnassus Partners, LLC	Withdrawn
2010-1819	Denis Casey	Postponed
2010-3047	Thomas Knudsen Revocable	Postponed

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There being no further business, the Board, at the hour of 12:05 p.m., recessed to reconvene Monday, July 25, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, July 25, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, July 22, 2011 To Friday, July 22, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0349
APPLICANT:	PODGORNOFF, KATHRYN
PARCEL NO.:	3059 007
PARCEL ADDRESS:	0627 CONGO ST,
TOPIC:	Base Year/Change in Ownership-Legal Issue Only
CURRENT ASSESSMENT:	$392,682.00
APPLICANT'S OPINION:	$339,028.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1725
APPLICANT:	DUBBELDAM, PIM
PARCEL NO.:	2902 026
PARCEL ADDRESS:	0151 ULLOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,157,700.00
APPLICANT'S OPINION:	$929,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, July 22, 2011, at 9:35 a.m.

Present: Gregory Blaine, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

On the following listed application for change in the assessed valuation of property affecting 2009 assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1725	Pim Dubbeldam	Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting 2001assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0349	Kathryn Podgornoff	Withdrawn

There being no further business, the Board, at the hour of 9:55 a.m., recessed to reconvene Monday, August 1, 2011, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 02, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Hearing Notice of Assessment Appeals Board No. 3

SPECIAL HEARING

Pursuant to Revenue & Taxation Code §1622.6

Room 406, City Hall

Friday, July 22, 2011 - 11:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action on the following **Santa Clara County Assessment Appeal application**:

APPLICATION:	09-4260
APPLICANT:	HOWE, JOHN N.
PARCEL NO.:	323-11-109
PARCEL ADDRESS:	507 N. CASHMERE TERRACE, SUNNYVALE
TOPIC:	To Consider Written Stipulation Agreement for Decline in Value
CURRENT ASSESSMENT:	$409,543.00
STIPULATED VALUE:	$369,100.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the Special Meeting of Assessment Appeals Board Number 3 for the City and County of San Francisco on Friday, July 22, 2011, at 11:30 a.m.

Present: Diane Robinson, Scott Spertzel and Mark Watts

Quorum present

Chairperson: Scott Spertzel, Presiding

In accordance with California Revenue & Taxation Code section 1622.6, the Board sat as a special, alternate panel for Santa Clara County to hear evidence and testimony from Craig Cooper, Supervising Appraiser for Santa Clara County Assessor's office, in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the below respective Santa Clara County application:

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Appeal No.	Name	Disposition
09-4260	John Howe	Stipulation Approved

There being no further business, the Board, at the hour of 11:48 a.m., recessed to reconvene Wednesday, July 27, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 02, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 25, 2011 To Monday, July 25, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2010
APPLICANT:	THE ART INSTITUTE OF CA SF
PARCEL NO.:	2008901127
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$6,435,803.00
APPLICANT'S OPINION:	$2,575,853.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2011
APPLICANT:	THE ART INSTITUTE OF CA SF
PARCEL NO.:	2008901129
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$4,398,128.00
APPLICANT'S OPINION:	$1,216,761.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2012
APPLICANT:	THE ART INSTITUTE OF CA SF
PARCEL NO.:	2008901128
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$5,356,981.00
APPLICANT'S OPINION:	$1,559,049.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0413
APPLICANT:	STERN, JAMIE
PARCEL NO.:	1415 023
PARCEL ADDRESS:	0222 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,559,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4546
APPLICANT:	NING, XINPING
PARCEL NO.:	6971B018
PARCEL ADDRESS:	1350 CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$683,422.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4553
APPLICANT:	GOLIB, NARCISO
PARCEL NO.:	3283 028
PARCEL ADDRESS:	0112 DORADO TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$944,473.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4759
APPLICANT:	RODRIGUEZ, JIMENO
PARCEL NO.:	6566 022
PARCEL ADDRESS:	3890 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,248,480.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4821
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	1406 038
PARCEL ADDRESS:	0322 0324 28TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,657,148.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4822
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	1406 038
PARCEL ADDRESS:	0322 0324 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,838,322.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4823
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	1406 037
PARCEL ADDRESS:	0326 0328 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664,922.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4928
APPLICANT:	YIP, KELVIN
PARCEL NO.:	2347 026C
PARCEL ADDRESS:	0737 SANTIAGO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$770,839.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4975
APPLICANT:	THE ART INSTITUTE OF CA SF
PARCEL NO.:	2009205665
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,242,016.00
APPLICANT'S OPINION:	$2,075,606.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5077
APPLICANT:	YIP, KELVIN
PARCEL NO.:	2347 026C
PARCEL ADDRESS:	0737 SANTIAGO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$786,255.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5093
APPLICANT:	HOUSE, ROBERT
PARCEL NO.:	1449 009
PARCEL ADDRESS:	0343 17TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,840,133.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 25, 2011, at 9:30 a.m.

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Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5077	Kelvin Yip	A.V.Lowered (Board)
2009-5093	Robert House	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-4553	Narciso Golib	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2010	The Art Institute of CA SF	Postponed
2008-2011	The Art Institute of CA SF	Postponed
2008-2012	The Art Institute of CA SF	Postponed
2009-0413	Jamie Stern	Postponed
2009-4546	Xinping Ning	Postponed
2009-4759	Jimeno Rodriguez	Withdrawn
2009-4821	Shing Kit Lee	Postponed
2009-4822	Shing Kit Lee	Postponed
2009-4823	Shing Kit Lee	Postponed
2009-4928	Kelvin Yip	Withdrawn
2009-4975	The Art Institute of CA SF	Postponed

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Tuesday, July 26, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 26, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, July 26, 2011 To Tuesday, July 26, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1535
APPLICANT:	444 DE HARO-VEF VI LLC
PARCEL NO.:	3979 001
PARCEL ADDRESS:	0444 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,373,600.00
APPLICANT'S OPINION:	$10,612,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2306
APPLICANT:	KWAN, ALLEN MAN NG
PARCEL NO.:	2307 019
PARCEL ADDRESS:	3138 SANTIAGO ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$387,373.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2369
APPLICANT:	SAN FRANCISCO FIRE CREDIT UNION
PARCEL NO.:	2009900272
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$568,246.00
APPLICANT'S OPINION:	$568,246.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2370
APPLICANT:	SAN FRANCISCO FIRE CREDIT UNION
PARCEL NO.:	2009900271
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$578,217.00
APPLICANT'S OPINION:	$578,217.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2371
APPLICANT:	SAN FRANCISCO FIRE CREDIT UNION
PARCEL NO.:	2009900270
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$572,505.00
APPLICANT'S OPINION:	$572,505.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0347
APPLICANT:	PAPADAKIS, BOBBY
PARCEL NO.:	6013 019
PARCEL ADDRESS:	4475 4477 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,263,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0348
APPLICANT:	PAPADAKIS, BOBBY
PARCEL NO.:	6013 019
PARCEL ADDRESS:	4475 4477 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,340,304.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0705
APPLICANT:	BUCKLEY REAL ESTATE, INC.
PARCEL NO.:	6473 039
PARCEL ADDRESS:	5739 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,485,690.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1274
APPLICANT:	JILL ORIANE TARLAU TRUST
PARCEL NO.:	0477 032
PARCEL ADDRESS:	0120 CULEBRA TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,697,932.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1392
APPLICANT:	BIMITS, INNA
PARCEL NO.:	0929 035
PARCEL ADDRESS:	2255 2257 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,236,860.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3268
APPLICANT:	444 DE HARO-VEF VI LLC
PARCEL NO.:	3979 001
PARCEL ADDRESS:	0444 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$36,082,995.00
APPLICANT'S OPINION:	$10,822,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6091
APPLICANT:	444 DE HARO-VEF VI LLC
PARCEL NO.:	3979 001
PARCEL ADDRESS:	0444 DE HARO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$38,000,000.00
APPLICANT'S OPINION:	$11,250,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6092
APPLICANT:	444 DE HARO-VEF VI LLC
PARCEL NO.:	3979 001
PARCEL ADDRESS:	0444 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,000,000.00
APPLICANT'S OPINION:	$11,550,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6093
APPLICANT:	444 DE HARO-VEF VI LLC
PARCEL NO.:	3979 001
PARCEL ADDRESS:	0444 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,760,000.00
APPLICANT'S OPINION:	$11,626,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, July 26, 2011, at 1:30 p.m.

Present: Scott Spertzel, Meg Ruxton and John McGary

Quorum present

Chairperson: Meg Ruxton, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2369	San Francisco Fire Credit Union	Penalty Abated
2008-2370	San Francisco Fire Credit Union	Penalty Abated
2008-2371	San Francisco Fire Credit Union	Penalty Abated
2009-0705	Buckley Real Estate, Inc.	Written Stipulation Approved
2009-1274	Jill Oriane Tarlau Trust	A.V.Lowered (Assessor)
2009-1392	Inna Bimits	A.V.Lowered (Board)
2009-6093	444 De Haro VEF VI LLC	Written Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1535	444 De Haro-VEF VI LLC	Withdrawn
2008-2306	Allen Man Ng Kwan	Postponed
2009-0347	Bobby Papadakis	Postponed
2009-0348	Bobby Papadakis	Postponed
2009-3268	444 De Haro-VEF VI LLC	Withdrawn
2009-6091	444 De Haro-VEF VI LLC	Withdrawn
2009-6092	444 De Haro-VEF VI LLC	Withdrawn

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There being no further business, the Board, at the hour of 3:25 p.m., recessed to reconvene Wednesday, August 3, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 03, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JULY 27, 2011
12:00 – 1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review and edit the Board's findings of fact and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2007-0206
APPLICANT:	NORDSTROM, INC.
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,972,414.00
APPLICANT'S OPINION:	$15,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JULY 27, 2011
1:30 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2009-1675
APPLICANT:	ONE HAWTHORNE, LLC
PARCEL NO.:	3735 047
PARCEL ADDRESS:	0645 HOWARD ST,
TOPIC:	Construction in Progress Valuation as of January 1, 2009
CURRENT ASSESSMENT:	$40,600,800.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, JULY 28, 2011
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to deliberate, continue working on findings of fact and to take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2005-1097

APPLICANT:	SF SHOPPING CENTER (WESTFIELD)
PARCEL NO.:	2002300443
PARCEL ADDRESS:	0865 MARKET ST,
TOPIC:	Change in Ownership – Base Year Value Incorrect
CURRENT ASSESSMENT:	$206,200,000.00
APPLICANT'S OPINION:	$165,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL

B. APPLICATION: 2007-0206

APPLICANT:	NORDSTROM, INC.
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,972,414.00
APPLICANT'S OPINION:	$15,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, July 28, 2011, at 9:33 a.m.

Present: Jeffrey Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at the hour of 9:38 a.m. to review additional documents requested by the Board, to consult with counsel and deliberate the legal issues presented by both parties regarding the change in ownership for the below listed application.

At the hour of 10:47 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2005-1097	SF Shopping Center/Westfield	Clerk to schedule evidentiary hearing on value and to give additional instructions to the parties as issued by the Board.

RECESS

The Board, at the hour of 10:55 a.m., recessed to reconvene with 11:00 a.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 11:00 a.m.

Present: Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

Deputy City Attorney Marie Blits

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With no public present for comment, the Board went into closed session with legal counsel at the hour of 11:05 a.m. to continue reviewing and editing the Board's findings of fact. At the hour of 11:42 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2007-0206	Nordstrom, Inc.	Approved the findings of fact for clerk to issue.

There being no further business, the Board, at the hour of 11:45 a.m. recessed to reconvene Tuesday, August 2, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board August 17, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, AUGUST 2, 2011
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review submitted documents, deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION	2009-4818
APPLICANT:	Tylisha Berry
PARCEL NO.:	5409 027
PARCEL ADDRESS:	33 REDDY ST,
TOPIC:	Legal Issue/Change in Ownership
CURRENT ASSESSMENT:	$799,000.00
APPLICANT'S OPINION:	$111,464.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

5. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

6. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 2, 2011 at 9:35 a.m.

Present: Jeff Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

Marie Blits, Deputy City Attorney

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closed

With no public present for comment, the Board went into closed session with legal counsel at the hour of 9:38 a.m. to review additional documents that were submitted after the June 3, 2011 hearing, to consult with legal counsel and to deliberate the legal issues raised by the parties for the below application regarding whether or not all or part of the change in ownership should be excluded from reassessment.

At the hour of 10:44 a.m., the Board reconvened in open session and took certain action, as specified under this date, on the respective original application:

Appeal No.	Name	Disposition
2009-4818	Tylisha Berry	50% of the change in ownership event is excluded from reassessment; 2-1 vote with Member Spertzel dissenting.

There being no further business, the Board, at the hour of 10:52 a.m. recessed to reconvene Thursday, August 4, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Thursday, September 1, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 03, 2011 To Wednesday, August 03, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2290
APPLICANT:	BRENNAN CHILDRENS TR AGREEM#1
PARCEL NO.:	7542 037
PARCEL ADDRESS:	0050 0050 EVRSON ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$480,459.00
APPLICANT'S OPINION:	$75,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2353
APPLICANT:	BRENNAN CHILDRENS TR AGREEM#1
PARCEL NO.:	7542 037
PARCEL ADDRESS:	0050 0050 EVRSON ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$415,631.00
APPLICANT'S OPINION:	$75,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2354
APPLICANT:	BRENNAN CHILDRENS TR AGREEM#1
PARCEL NO.:	7542 037
PARCEL ADDRESS:	0050 0050 EVRSON ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$423,944.00
APPLICANT'S OPINION:	$75,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0413
APPLICANT:	STERN, JAMIE
PARCEL NO.:	1415 023
PARCEL ADDRESS:	0222 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,559,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1483
APPLICANT:	JOHN P. BRENNAN COMPANY LLC
PARCEL NO.:	7542 037
PARCEL ADDRESS:	0050 0050 EVRSON ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,034.00
APPLICANT'S OPINION:	$75,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5095
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 110
PARCEL ADDRESS:	0245 5TH ST, 301
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$992,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5096
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 110
PARCEL ADDRESS:	0245 5TH ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,011,840.00
APPLICANT'S OPINION:	$734,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5964
APPLICANT:	MARIENTHAL, KIM
PARCEL NO.:	1199 011
PARCEL ADDRESS:	1542 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$997,100.00
APPLICANT'S OPINION:	$755,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5965
APPLICANT:	MARIENTHAL, KIM
PARCEL NO.:	1199 011
PARCEL ADDRESS:	1542 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,004,241.00
APPLICANT'S OPINION:	$755,937.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6652
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 111
PARCEL ADDRESS:	0245 5TH ST, 302
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,029,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6653
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 112
PARCEL ADDRESS:	0245 5TH ST, 303
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,029,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6654
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 111
PARCEL ADDRESS:	0245 5TH ST, 302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,049,580.00
APPLICANT'S OPINION:	$733,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6655
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 112
PARCEL ADDRESS:	0245 5TH ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,049,580.00
APPLICANT'S OPINION:	$733,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2793
APPLICANT:	JOHN P. BRENNAN COMPANY LLC
PARCEL NO.:	7542 037
PARCEL ADDRESS:	0050 0050 EVRSON ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$498,849.00
APPLICANT'S OPINION:	$63,750.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 3, 2011, at 9:30 a.m.

Present: Scott Spertzel, Louisa Mendoza and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2290	Brennan Childrens Tr Agreem	A.V.Lowered (Board)
2008-2353	Brennan Childrens Tr Agreem	A.V.Lowered (Board)
2008-2354	Brennan Childrens Tr Agreem	A.V.Lowered (Board)
2009-0413	Jamie Stern	A.V.Lowered (Board)
2009-1483	John P. Brennan Co, LLC	A.V.Lowered (Board)
2010-2793	John P. Brennan Co, LLC	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5095	Michael Dayan	Postponed
2009-5096	Michael Dayan	Postponed
2009-5964	Kim Marienthal	Postponed
2009-5965	Kim Marienthal	Postponed
2009-6652	Michael Dayan	Postponed
2009-6653	Michael Dayan	Postponed
2009-6654	Michael Dayan	Postponed
2009-6655	Michael Dayan	Postponed

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There being no further business, the Board, at the hour of 11:45 a.m., recessed to reconvene Monday, August 8, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 8, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Administrative Hearing
Room 406, City Hall
Thursday, August 04, 2011 To Thursday, August 04, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2245
APPLICANT:	LUEVANO, ADAN
PARCEL NO.:	5718 049
PARCEL ADDRESS:	0150 HIGHLAND AVE,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$810,000.00
APPLICANT'S OPINION:	$656,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3633
APPLICANT:	THOMPSON, JAMES
PARCEL NO.:	6632 098
PARCEL ADDRESS:	0212 DAY ST, #212
TOPIC:	Request to Reinstate
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3867
APPLICANT:	LEPINARD, JULIE
PARCEL NO.:	0981 027
PARCEL ADDRESS:	2973 2975 JACKSON ST,
TOPIC:	Request to Reinstate
CURRENT ASSESSMENT:	$7,375,395.00
APPLICANT'S OPINION:	$4,355,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4772
APPLICANT:	CHAN, MEI LI
PARCEL NO.:	2633 015
PARCEL ADDRESS:	0321 PARNASSUS AVE,
TOPIC:	Request to Reinstate
CURRENT ASSESSMENT:	$810,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4817
APPLICANT:	LU, THANH
PARCEL NO.:	1143 005A
PARCEL ADDRESS:	3041 3043 TURK BLVD,
TOPIC:	Legal re: Change in Ownership
CURRENT ASSESSMENT:	$618,592.00
APPLICANT'S OPINION:	$378,178.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5809
APPLICANT:	LAWRENCE, LEONA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 5089 MISSION ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$337,439.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5810
APPLICANT:	LAWRENCE, LEONA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 5089 MISSION ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$337,439.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5811
APPLICANT:	MANABAT, GLORIA
PARCEL NO.:	5880 005
PARCEL ADDRESS:	0024 HALE ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$349,732.00
APPLICANT'S OPINION:	$224,661.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5812
APPLICANT:	SHAHZADI, RIZWANA
PARCEL NO.:	5361 023
PARCEL ADDRESS:	1555 THOMAS AVE,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$499,538.00
APPLICANT'S OPINION:	$399,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 4, 2011, at 9:32 a.m.

Present: Jeffrey Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony on issues of timely filing and requests to reinstate applications that were previously either withdrawn or denied for lack of appearance. The Board then took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-2245	Adan Luevano	Reinstated
2009-3363	James Thompson	Reinstated
2009-3867	Julie Lepinard	Reinstated
2009-4772	Mei Li Chan	Reinstated
2010-5809	Leona Lawrence	Postponed by Board at Hearing
2010-5810	Leona Lawrence	Postponed by Board at Hearing
2010-5811	Gloria Manabat	Accepted as Timely Filed
2010-5812	Rizwana Shahzadi	Accepted as Timely Filed

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4817	Thanh Lu	Postponed

The Board heard public comment at the hour of 11:05 a.m. from Kamin Kamali, Attorney for John Selin, inquiring why application 2009-5671 was omitted from today's hearing calendar. Assessment Appeals Board Administrator, Dawn Duran, acting as clerk, explained that the case had not been officially scheduled for hearing today. The Board was in agreement to schedule as soon as possible, contingent upon both parties agreeing to waive pertinent R&T code hearing notice requirements.

There being no further business, the Board, at the hour of 11:22 a.m., recessed to reconvene Wednesday, September 1, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 1, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 04, 2011 To Thursday, August 04, 2011
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2445
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900364
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,712,117.00
APPLICANT'S OPINION:	$2,391,973.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2446
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900363
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,675,993.00
APPLICANT'S OPINION:	$2,391,670.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2447
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900362
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,657,836.00
APPLICANT'S OPINION:	$2,361,781.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2448
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900372
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,777,967.00
APPLICANT'S OPINION:	$1,944,994.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2449
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900371
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,691,785.00
APPLICANT'S OPINION:	$2,251,035.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2450
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900370
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$3,911,588.00
APPLICANT'S OPINION:	$2,072,157.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2451
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900380
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$3,031,992.00
APPLICANT'S OPINION:	$1,398,332.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2452
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900379
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$3,064,419.00
APPLICANT'S OPINION:	$1,398,092.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2453
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900389
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$1,519,056.00
APPLICANT'S OPINION:	$1,199,912.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2454
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900388
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$1,911,733.00
APPLICANT'S OPINION:	$1,756,442.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2455
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900387
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,410,158.00
APPLICANT'S OPINION:	$1,719,707.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0123
APPLICANT:	SARGENT, DIANE
PARCEL NO.:	1415 007
PARCEL ADDRESS:	0275 18TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,305,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0244
APPLICANT:	STILL, NURITH
PARCEL NO.:	2650 014
PARCEL ADDRESS:	4400 4402 18TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,040,000.00
APPLICANT'S OPINION:	$1,058,400.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0245
APPLICANT:	STILL, NURITH
PARCEL NO.:	2650 014
PARCEL ADDRESS:	4400 4402 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,080,800.00
APPLICANT'S OPINION:	$1,058,400.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0272
APPLICANT:	SARGENT, DIANE
PARCEL NO.:	1415 007
PARCEL ADDRESS:	0275 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4824
APPLICANT:	LUI, RICHARD
PARCEL NO.:	2699 038
PARCEL ADDRESS:	0331 0333 DOUGLASS ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4825
APPLICANT:	LUI, RICHARD
PARCEL NO.:	2699 038
PARCEL ADDRESS:	0331 0333 DOUGLASS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,407,160.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, August 4, 2011, at 1:30 p.m.

Present: Scott Spertzel, Louisa Mendoza and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0123	Diane Sargent	Submitted
2009-0244	Nurith Still	Continued
2009-0245	Nurith Still	Continued
2009-0272	Diane Sargent	Submitted
2009-4824	Richard Lui	Submitted
2009-4825	Richard Lui	Submitted

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2445	24 Hour Fitness USA Inc.	Postponed
2008-2446	24 Hour Fitness USA Inc.	Postponed
2008-2447	24 Hour Fitness USA Inc.	Postponed
2008-2448	24 Hour Fitness USA Inc.	Postponed
2008-2449	24 Hour Fitness USA Inc.	Postponed
2008-2450	24 Hour Fitness USA Inc.	Postponed
2008-2451	24 Hour Fitness USA Inc.	Postponed
2008-2452	24 Hour Fitness USA Inc.	Postponed
2008-2453	24 Hour Fitness USA Inc.	Postponed
2008-2454	24 Hour Fitness USA Inc	Postponed
2008-2455	24 Hour Fitness USA Inc.	Postponed

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There being no further business, the Board, at the hour of 4:45 p.m., recessed to reconvene Monday, August 8, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Monday, August 8, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 08, 2011 To Monday, August 08, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5074
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2009204219
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,739,429.00
APPLICANT'S OPINION:	$1,997,697.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5075
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2009203760
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,782,601.00
APPLICANT'S OPINION:	$1,343,902.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5593
APPLICANT:	WOO, DONALD
PARCEL NO.:	1154 017
PARCEL ADDRESS:	1048 1052 DIVISADERO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,007,688.00
APPLICANT'S OPINION:	$759,165.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6104
APPLICANT:	MARY L. BASSETT REVOC TR
PARCEL NO.:	1195 006
PARCEL ADDRESS:	1974 1978 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,700,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6105
APPLICANT:	MARY L. BASSETT REVOC TR
PARCEL NO.:	1195 006
PARCEL ADDRESS:	1974 1978 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,700,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6106
APPLICANT:	MARY L. BASSETT REVOC TR
PARCEL NO.:	1195 006
PARCEL ADDRESS:	1974 1978 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,734,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6264
APPLICANT:	JANICE PIVNICK TRUST
PARCEL NO.:	1222 034
PARCEL ADDRESS:	1519 OAK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,984,957.00
APPLICANT'S OPINION:	$1,517,146.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6314
APPLICANT:	FPA MISSION ASSOCIATES LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,450,000.00
APPLICANT'S OPINION:	$2,150,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6317
APPLICANT:	MCCOY, WAUKEEN
PARCEL NO.:	1241 009A
PARCEL ADDRESS:	2100 BUENA VISTA EAST AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,875,000.00
APPLICANT'S OPINION:	$1,744,739.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6340
APPLICANT:	KONG, JUAN
PARCEL NO.:	1593 021
PARCEL ADDRESS:	0659 0665 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,708,500.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6341
APPLICANT:	KONG, JUAN
PARCEL NO.:	1593 021
PARCEL ADDRESS:	0659 0665 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,742,670.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6615
APPLICANT:	FPA MISSION ASSOCIATES LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,450,000.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6616
APPLICANT:	FPA MISSION ASSOCIATES LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,499,000.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4614
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2010203441
PARCEL ADDRESS:	00000101 000004TH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,484,249.00
APPLICANT'S OPINION:	$1,742,125.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4619
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2010202928
PARCEL ADDRESS:	00001000 0000VAN NESS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,690,287.00
APPLICANT'S OPINION:	$1,345,143.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4880
APPLICANT:	MCCOY, WAUKEEN
PARCEL NO.:	1241 009A
PARCEL ADDRESS:	2100 BUENA VISTA EAST AVE,
TOPIC:	
CURRENT ASSESSMENT:	$3,943,131.00
APPLICANT'S OPINION:	$1,113,633.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 8, 2011, at 9:30 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6104	Mary L. Bassett Revoc Trust	A.V. Lowered (Board)
2009-6105	Mary L. Bassett Revoc Trust	A.V. Lowered (Board)
2009-6106	Mary L. Bassett Revoc Trust	A.V. Lowered (Board)
2009-6340	Juan Kong	A.V. Lowered by Board, but higher than Assessor's recommended value.
2009-6341	Juan Kong	A.V. Lowered by Board, but higher than Assessor's recommended value.

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5074	American Multi-Cinema Inc.	Postponed
2009-5075	American Multi-Cinema Inc.	Postponed
2009-5593	Donald Woo	Withdrawn
2009-6264	Janice Pivnick Trust	Postponed
2009-6314	FPA Mission Associates LP	Postponed
2009-6317	Waukeen McCoy	Postponed
2009-6615	FPA Mission Associates LP	Postponed
2009-6616	FPA Mission Associates LP	Postponed
2010-4614	American Multi-Cinema Inc.	Postponed
2010-4619	American Multi-Cinema Inc.	Postponed
2010-4380	Waukeen McCoy	Postponed

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There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene Monday, August 8, 2011 at 11:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 15, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 08, 2011
11:30 AM to 1:00 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0244
APPLICANT:	STILL, NURITH
PARCEL NO.:	2650 014
PARCEL ADDRESS:	4400 - 4402 18TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,040,000.00
APPLICANT'S OPINION:	$1,058,400.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0245
APPLICANT:	STILL, NURITH
PARCEL NO.:	2650 014
PARCEL ADDRESS:	4400 - 4402 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,080,800.00
APPLICANT'S OPINION:	$1,058,400.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 8, 2011, at 11:30 a.m.

Present: Scott Spertzel, Louisa Mendoza and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0244	Nurith Still	Submitted
2009-0245	Nurith Still	Submitted

There being no further business, the Board, at the hour of 1:00 p.m., recessed to reconvene Monday, August 15, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 15, 2011

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 09, 2011 To Thursday, August 11, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1501
APPLICANT:	MACYS c/o FEDERATED DEPT. STORES
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,314,091.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4274
APPLICANT:	MACY'S WEST, INC.
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,260,372.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2672
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,225,578.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 9, 2011, at 9:32 a.m.

Present: Jeffrey Morris, Fred Perez and Scott Spertzel

Quorum present (Note: Member Perez arrived at 11:25)

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008, 2009 and 2010 assessment roll years being present, the Board heard evidence and testimony from Danny Brown of Macy's and Jack Cahill, attorney for Macy's, on all three years at issue before the Board. The Board then heard the assessor's cross examination of Mr. Brown and Mr. Cahill, after which it took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1501	Macys c/o Federated Dept Stores	Continued to 1:30 p.m.
2009-4274	Macy's West, Inc.	Continued to 1:30 p.m.
2010-2672	Macy's West Stores, Inc.	Continued to 1:30 p.m.

RECESS

The Board, at the hour of 12:10 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:34 p.m.

Present: Jeffrey Morris, Fred Perez and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

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With the same parties present from the morning session the Board commenced hearing evidence and testimony from the Assessor's representatives, Jim Tom and Julie Wu, regarding the 2008 roll year. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-1501	Macys c/o Federated Dept Stores	Continued to Aug. 10, 2011 at 9:30 a.m..
2009-4274	Macy's West, Inc.	Same as above
2010-2672	Macy's West Stores, Inc.	Same as above

There being no further business, the Board, at the hour of 4:07 p.m., recessed to reconvene Wednesday, August 10, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Thursday, August 11, 2011

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, August 10, 2011, at 9:37 a.m.

Present: Jeffrey Morris, Fred Perez and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008, 2009 and 2010 assessment roll years being present, the Board continued hearing evidence and testimony from both parties on all three years at issue before the Board. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1501	Macys c/o Federated Dept Stores	Continued to 2:00 p.m.
2009-4274	Macy's West, Inc.	Continued to 2:00 p.m.
2010-2672	Macy's West Stores, Inc.	Continued to 2:00 p.m.

RECESS

The Board, at the hour of 12:32 p.m., recessed to reconvene at 2:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 2:06 p.m.

Present: Jeffrey Morris, Fred Perez and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

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With the same parties present from the morning session the Board heard closing arguments from both parties then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-1501	Macys c/o Federated Dept Stores	Submitted
2009-4274	Macy's West, Inc.	Submitted
2010-2672	Macy's West Stores, Inc.	Submitted

At the hour of 3:20 p.m. the Board went into closed session to deliberate the applications at issue. The Board reconvened in open session at 4:22 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1501	Macys c/o Federated Dept Stores	No action taken; remains submitted
2009-4274	Macy's West, Inc.	Same as above
2010-2672	Macy's West Stores, Inc.	Same as above

There being no further business, the Board, at the hour of 4:30 p.m., recessed to reconvene Tuesday, August 16, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Thursday, September 1, 2011

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, AUGUST 11, 2011
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION:	2009-0123
APPLICANT:	SARGENT, DIANE
PARCEL NO.:	1415 007
PARCEL ADDRESS:	0275 18TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,305,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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B. APPLICATION: 2009-0244
APPLICANT: STILL, NURITH
PARCEL NO.: 2650 014
PARCEL ADDRESS: 4400 - 4402 18TH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $2,040,000.00
APPLICANT'S OPINION: $1,058,400.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

C. APPLICATION: 2009-0245
APPLICANT: STILL, NURITH
PARCEL NO.: 2650 014
PARCEL ADDRESS: 4400 - 4402 18TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $2,080,800.00
APPLICANT'S OPINION: $1,058,400.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

D. APPLICATION: 2009-0272
APPLICANT: SARGENT, DIANE
PARCEL NO.: 1415 007
PARCEL ADDRESS: 0275 18TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,150,000.00
APPLICANT'S OPINION: $950,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

E. APPLICATION: 2009-4824
APPLICANT: LUI, RICHARD
PARCEL NO.: 2699 038
PARCEL ADDRESS: 0331 - 0333 DOUGLASS ST,
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: $1,300,000.00
APPLICANT'S OPINION: $850,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

F. APPLICATION: 2009-4825
APPLICANT: LUI, RICHARD
PARCEL NO.: 2699 038
PARCEL ADDRESS: 0331 - 0333 DOUGLASS ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,407,160.00
APPLICANT'S OPINION: $775,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE
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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, August 11, 2011, at 9:30 a.m.

Present: Scott Spertzel, Louisa Mendoza and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

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closed

With no public present for comment, the Board went into closed session at the hour of 9:35 a.m. to deliberate and take possible action on the below listed applications.

At the hour of 11:20 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0123	Sergent, Diane	A.V. lowered (Board)
2009-0244	Still, Nurith	A.V. lowered (Board)
2009-0245	Still, Nurith	A.V. lowered (Board)
2009-0272	Sergent, Diane	A.V. lowered (Board)
2009-4824	Lui, Richard	A.V. lowered (Board)
2009-4825	Lui, Richard	A.V. lowered (Board)

There being no further business, the Board, at the hour of 11:30 a.m. recessed to reconvene Monday, August 15, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

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Approved by the Board on Monday, August 15, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 11, 2011
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5671
APPLICANT:	SELIN, JOHN
PARCEL NO.:	1510 014
PARCEL ADDRESS:	0567 - 0569 34TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 11, 2011, at 1:32 p.m.

Present: Richard Lee, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney Marie Blits

The following listed applicant for change in the assessed valuation of property affecting the 2007 base year assessment roll being present, the Board heard evidence and testimony on the legal issues regarding the change in ownership and Prop 90 transfer to San Mateo County. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5671	John Selin	Submitted

There being no further business, the Board, at the hour of 3:48p.m., recessed to reconvene Wednesday, August 17, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board January 17, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 15, 2011 To Monday, August 15, 2011
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3010
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 005
PARCEL ADDRESS:	1740 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,550,866.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3011
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 006
PARCEL ADDRESS:	1760 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,244,830.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3012
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 004
PARCEL ADDRESS:	1750 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,404,008.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4788
APPLICANT:	BABEL, CHRISTOPHER
PARCEL NO.:	3011A012
PARCEL ADDRESS:	0190 SAN PABLO AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,482,500.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5597
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 005
PARCEL ADDRESS:	1740 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,179,998.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6098
APPLICANT:	SAN FRANCISCO WESTGATE APTS LLC
PARCEL NO.:	1241 001
PARCEL ADDRESS:	1007 HAIGHT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,680,000.00
APPLICANT'S OPINION:	$3,280,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6108
APPLICANT:	SAN FRANCISCO WESTGATE APTS LLC
PARCEL NO.:	1241 001
PARCEL ADDRESS:	1007 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,753,600.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6109
APPLICANT:	SAN FRANCISCO WESTGATE APTS LLC
PARCEL NO.:	1241 001
PARCEL ADDRESS:	1007 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,828,672.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6247
APPLICANT:	TO, JAMES
PARCEL NO.:	1241 001
PARCEL ADDRESS:	1007 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,680,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6354
APPLICANT:	SF REAL ESTATE INVESTMENT CLUB, L.P.
PARCEL NO.:	3589 084
PARCEL ADDRESS:	3476 3486 19TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,800,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6383
APPLICANT:	LEUNG, RICKY
PARCEL NO.:	6996 006
PARCEL ADDRESS:	0469 RALSTON ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$933,300.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6447
APPLICANT:	TUASON, ROMAN
PARCEL NO.:	6197 005D
PARCEL ADDRESS:	1381 BRUSSELS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$280,532.00
APPLICANT'S OPINION:	$47,937.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3009
APPLICANT:	TO, JAMES
PARCEL NO.:	1241 001
PARCEL ADDRESS:	1007 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,820,947.00
APPLICANT'S OPINION:	$2,501,350.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3142
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 004
PARCEL ADDRESS:	1750 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,393,571.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3144
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 005
PARCEL ADDRESS:	1740 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,528,231.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3145
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 006
PARCEL ADDRESS:	1760 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,234,770.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 15, 2011, at 9:30 a.m.

Present: Louisa Mendoza, Margaret Ruxton and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-6383	Ricky Leung	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3010	Potrero Investor I, LLC	Postponed
2009-3011	Potrero Investor I, LLC	Postponed
2009-3012	Potrero Investor I, LLC	Postponed
2009-4788	Christopher Babel	Postponed
2009-5597	Potrero Investor I, LLC	Withdrawn
2009-6098	San Francisco Westgate Apts L	Postponed
2009-6108	San Francisco Westgate Apts L	Postponed
2009-6109	San Francisco Westgate Apts L	Postponed
2009-6247	James To	Postponed
2009-6354	SF Real Estate Investment Clu	Withdrawn
2009-6447	Roman Tuason	Postponed
2010-3009	James To	Postponed
2010-3142	Potrero Investor I, LLC	Postponed
2010-3144	Potrero Investor I, LLC	Postponed
2010-3145	Potrero Investor I, LLC	Postponed

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There being no further business, the Board, at the hour of 11:05 a.m., recessed to reconvene Tuesday, August 16, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 16, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, AUGUST 16, 2011
9:30 AM

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---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to continue deliberating and preparing findings of fact and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2009-1675
APPLICANT:	ONE HAWTHORNE, LLC
PARCEL NO.:	3735 047
PARCEL ADDRESS:	0645 HOWARD ST,
TOPIC:	Construction in Progress Valuation as of January 1, 2009
CURRENT ASSESSMENT:	$40,600,800.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 16, 2011 To Tuesday, August 16, 2011
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5661
APPLICANT:	ALDEN, JOHN
PARCEL NO.:	6785 008
PARCEL ADDRESS:	0080 DANTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$690,000.00
APPLICANT'S OPINION:	$476,500.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5662
APPLICANT:	ALDEN, JOHN
PARCEL NO.:	6785 008
PARCEL ADDRESS:	0080 DANTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$703,800.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6090
APPLICANT:	ALDEN, JOHN
PARCEL NO.:	6785 008
PARCEL ADDRESS:	0080 DANTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$690,000.00
APPLICANT'S OPINION:	$463,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6235
APPLICANT:	LOO, HEM WING
PARCEL NO.:	3502 065
PARCEL ADDRESS:	0023 0025 PEARL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$169,686.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	1996
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6236
APPLICANT:	LOO, HEM WING
PARCEL NO.:	3502 065
PARCEL ADDRESS:	0023 0025 PEARL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$187,582.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6237
APPLICANT:	LOO, HEM WING
PARCEL NO.:	3502 065
PARCEL ADDRESS:	0023 0025 PEARL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$191,327.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6238
APPLICANT:	LOO, HEM WING
PARCEL NO.:	3502 065
PARCEL ADDRESS:	0023 0025 PEARL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$194,889.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6239
APPLICANT:	LOO, HEM WING
PARCEL NO.:	3502 065
PARCEL ADDRESS:	0023 0025 PEARL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$198,780.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6240
APPLICANT:	LOO, HEM WING
PARCEL NO.:	3502 065
PARCEL ADDRESS:	0023 0025 PEARL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$202,746.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6241
APPLICANT:	LOO, HEM WING
PARCEL NO.:	3502 065
PARCEL ADDRESS:	0023 0025 PEARL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$206,793.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6242
APPLICANT:	LOO, HEM WING
PARCEL NO.:	3502 065
PARCEL ADDRESS:	0023 0025 PEARL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$210,920.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6243
APPLICANT:	LOO, HEM WING
PARCEL NO.:	3502 065
PARCEL ADDRESS:	0023 0025 PEARL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$215,135.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6486
APPLICANT:	WONG, LISA
PARCEL NO.:	4883 022
PARCEL ADDRESS:	1350 DONNER AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,150,000.00
APPLICANT'S OPINION:	$2,160,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6487
APPLICANT:	WONG, LISA
PARCEL NO.:	4883 022
PARCEL ADDRESS:	1350 DONNER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,150,000.00
APPLICANT'S OPINION:	$2,160,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6488
APPLICANT:	WONG, LISA
PARCEL NO.:	4883 022
PARCEL ADDRESS:	1350 DONNER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,213,000.00
APPLICANT'S OPINION:	$2,160,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4268
APPLICANT:	ALDEN, JOHN
PARCEL NO.:	6785 008
PARCEL ADDRESS:	0080 DANTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$742,131.00
APPLICANT'S OPINION:	$431,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, August 16, 2011, at 1:30 p.m.

Present: Louisa Mendoza, Margaret Ruxton and Mervin Conlan

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5661	John Alden	A.V.Lowered (Board)
2009-5662	John Alden	A.V.Lowered (Board)
2009-6090	John Alden	A.V.Lowered (Board)
2010-4268	John Alden	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6235	Hem Wing Loo	Denied-No Show
2009-6236	Hem Wing Loo	Denied-No Show
2009-6237	Hem Wing Loo	Denied-No Show
2009-6238	Hem Wing Loo	Denied-No Show
2009-6239	Hem Wing Loo	Denied-No Show
2009-6240	Hem Wing Loo	Denied-No Show
2009-6241	Hem Wing Loo	Denied-No Show
2009-6242	Hem Wing Loo	Denied-No Show
2009-6243	Hem Wing Loo	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6486	Lisa Wong	Withdrawn
2009-6487	Lisa Wong	Withdrawn
2009-6488	Lisa Wong	Withdrawn

There being no further business, the Board, at the hour of 3:10 p.m., recessed to reconvene Thursday, August 18, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, August 18, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 17, 2011 To Wednesday, August 17, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3563
APPLICANT:	LINCOLN ASB BUSH, LLC
PARCEL NO.:	0258 033
PARCEL ADDRESS:	0500V PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,330,476.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5032
APPLICANT:	CARLAND, INC.
PARCEL NO.:	3727 004
PARCEL ADDRESS:	0150 0154 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,716,660.00
APPLICANT'S OPINION:	$1,235,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5701
APPLICANT:	LINCOLN ASB PINE LLC C/O
PARCEL NO.:	0258 033
PARCEL ADDRESS:	0500V PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,833,800.00
APPLICANT'S OPINION:	$5,197,310.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5738
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 024
PARCEL ADDRESS:	0423 WASHINGTON ST, 701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$936,360.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5739
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 022
PARCEL ADDRESS:	0423 WASHINGTON ST, 501
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$936,360.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5740
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 021
PARCEL ADDRESS:	0423 WASHINGTON ST, 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$936,360.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5741
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 020
PARCEL ADDRESS:	0423 WASHINGTON ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$936,360.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5742
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 019
PARCEL ADDRESS:	0423 WASHINGTON ST, 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$936,360.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5743
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 018
PARCEL ADDRESS:	0423 WASHINGTON ST, 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664,640.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6113
APPLICANT:	2635 FILLMORE LLC
PARCEL NO.:	0582 024
PARCEL ADDRESS:	2635 FILLMORE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,860,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6114
APPLICANT:	2635 FILLMORE LLC
PARCEL NO.:	0582 024
PARCEL ADDRESS:	2635 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,957,200.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6115
APPLICANT:	2635 FILLMORE LLC
PARCEL NO.:	0582 024
PARCEL ADDRESS:	2635 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,056,344.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6116
APPLICANT:	2295 BROADWAY LLC
PARCEL NO.:	0581 013A
PARCEL ADDRESS:	2295 BROADWAY ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,980,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6117
APPLICANT:	2295 BROADWAY LLC
PARCEL NO.:	0581 013A
PARCEL ADDRESS:	2295 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,980,000.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6256
APPLICANT:	NIAM 563 LUSK, LLC
PARCEL NO.:	3787 022
PARCEL ADDRESS:	0025 LUSK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,900,000.00
APPLICANT'S OPINION:	$2,002,500.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6257
APPLICANT:	NIAM 563 LUSK, LLC
PARCEL NO.:	3787 022
PARCEL ADDRESS:	0025 LUSK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,900,000.00
APPLICANT'S OPINION:	$2,042,550.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6258
APPLICANT:	NIAM 563 LUSK, LLC
PARCEL NO.:	3787 022
PARCEL ADDRESS:	0025 LUSK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,018,000.00
APPLICANT'S OPINION:	$2,083,401.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6275
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 023
PARCEL ADDRESS:	0423 WASHINGTON ST, 601
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$918,000.00
APPLICANT'S OPINION:	$615,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1014
APPLICANT:	NIAM 563 LUSK, LLC
PARCEL NO.:	3787 022
PARCEL ADDRESS:	0025 LUSK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,003,737.00
APPLICANT'S OPINION:	$2,042,550.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3007
APPLICANT:	TO, JAMES
PARCEL NO.:	0581 013A
PARCEL ADDRESS:	2295 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,968,947.00
APPLICANT'S OPINION:	$1,000,750.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3010
APPLICANT:	TO, JAMES
PARCEL NO.:	0582 024
PARCEL ADDRESS:	2635 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,050,869.00
APPLICANT'S OPINION:	$3,506,510.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, August 17, 2011, at 1:34 p.m.

Present: Gregory Blaine, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3563	Lincoln ASB Pine, LLC	Verbal Stipulation Approved; 2-1 vote with Member Robinson dissenting
2009-5032	Carland, Inc.	Postponed at Hearing
2009-5701	Lincoln ASB Pine, LLC	Verbal Stipulation Approved
2009-6695	Lincoln ASB Pine, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5738	401 Washington LLC	Withdrawn
2009-5739	401 Washington LLC	Withdrawn
2009-5740	401 Washington LLC	Withdrawn
2009-5741	401 Washington LLC	Withdrawn
2009-5742	401 Washington LLC	Withdrawn
2009-5743	401 Washington LLC	Withdrawn
2009-6113	2635 Fillmore LLC	Postponed
2009-6114	2635 Fillmore LLC	Postponed
2009-6115	2635 Fillmore LLC	Postponed
2009-6116	2295 Broadway LLC	Postponed
2009-6117	2295 Broadway LLC	Postponed
2009-6256	Niam 563 Lusk, LLC	Postponed
2009-6257	Niam 563 Lusk, LLC	Postponed
2009-6258	Niam 563 Lusk, LLC	Postponed
2009-6275	401 Washington LLC	Withdrawn

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Appeal No.	Name	Disposition
2010-1014	Niam 563 Lusk, LLC	Postponed
2010-3007	James To	Postponed
2010-3010	James To	Postponed

There being no further business, the Board, at the hour of 3:32 p.m., recessed to reconvene Tuesday, August 23, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 23, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 18, 2011 To Thursday, August 18, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5722
APPLICANT:	LI, LAN YING
PARCEL NO.:	5070 019
PARCEL ADDRESS:	0259 WHEELER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$588,000.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5723
APPLICANT:	LI, LAN YING
PARCEL NO.:	5070 019
PARCEL ADDRESS:	0259 WHEELER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$599,760.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6395
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,857,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6396
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,857,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6456
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,894,650.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6457
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,932,543.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6458
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,894,650.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6459
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,932,543.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6476
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,728,338.00
APPLICANT'S OPINION:	$13,760,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6477
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,142,904.00
APPLICANT'S OPINION:	$14,035,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6478
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	0145V FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,774,000.00
APPLICANT'S OPINION:	$2,240,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6479
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	0145V FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,849,000.00
APPLICANT'S OPINION:	$2,284,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1391
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,106,958.00
APPLICANT'S OPINION:	$11,847,764.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1392
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	0145V FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,840,356.00
APPLICANT'S OPINION:	$1,960,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1636
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,927,962.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1637
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,927,962.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 18, 2011 To Thursday, August 18, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5095
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 110
PARCEL ADDRESS:	0245 5TH ST, 301
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$992,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5096
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 110
PARCEL ADDRESS:	0245 5TH ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,011,840.00
APPLICANT'S OPINION:	$734,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5722
APPLICANT:	LI, LAN YING
PARCEL NO.:	5070 019
PARCEL ADDRESS:	0259 WHEELER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$588,000.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5723
APPLICANT:	LI, LAN YING
PARCEL NO.:	5070 019
PARCEL ADDRESS:	0259 WHEELER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$599,760.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6395
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,857,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6396
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,857,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6456
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,894,650.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6457
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,932,543.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6458
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,894,650.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6459
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,932,543.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6476
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,728,338.00
APPLICANT'S OPINION:	$13,760,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6477
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,142,904.00
APPLICANT'S OPINION:	$14,035,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6478
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	0145V FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,774,000.00
APPLICANT'S OPINION:	$2,240,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6479
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	0145V FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,849,000.00
APPLICANT'S OPINION:	$2,284,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6652
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 111
PARCEL ADDRESS:	0245 5TH ST, 302
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,029,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6653
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 112
PARCEL ADDRESS:	0245 5TH ST, 303
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,029,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6654
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 111
PARCEL ADDRESS:	0245 5TH ST, 302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,049,580.00
APPLICANT'S OPINION:	$733,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6655
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 112
PARCEL ADDRESS:	0245 5TH ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,049,580.00
APPLICANT'S OPINION:	$733,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1391
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,106,958.00
APPLICANT'S OPINION:	$11,847,764.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1392
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	0145V FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,840,356.00
APPLICANT'S OPINION:	$1,960,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1636
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,927,962.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1637
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,927,962.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, August 18, 2011, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5095	Michael Dayan	A.V.Lowered (Board)
2009-5096	Michael Dayan	A.V.Lowered (Board)
2009-5722	Lan Ying Li	A.V.Lowered (Board)
2009-5723	Lan Ying Li	A.V.Lowered (Board)
2009-6652	Michael Dayan	A.V.Lowered (Board)
2009-6653	Michael Dayan	A.V.Lowered (Board)
2009-6654	Michael Dayan	A.V.Lowered (Board)
2009-6655	Michael Dayan	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6395	Headquarters Advertising Inc.	Postponed
2009-6396	Headquarters Advertising Inc.	Postponed
2009-6456	Headquarters Advertising Inc.	Postponed
2009-6457	Headquarters Advertising Inc.	Postponed
2009-6458	Headquarters Advertising Inc.	Postponed
2009-6459	Headquarters Advertising Inc.	Postponed
2009-6476	AE-Hamms Property Owner, LLC	Postponed
2009-6477	AE-Hamms Property Owner, LLC	Postponed
2009-6478	AE-Hamms Property Owner, LLC	Postponed
2009-6479	AE-Hamms Property Owner, LLC	Postponed
2010-1391	AE-Hamms Property Owner, LLC	Postponed
2010-1392	AE-Hamms Property Owner, LLC	Postponed
2010-1636	Headquarters Advertising Inc.	Postponed
2010-1637	Headquarters Advertising Inc.	Postponed

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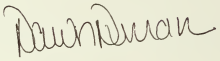
There being no further business, the Board, at the hour of 12:35 p.m., recessed to reconvene Monday, August 22, 2011 at 1:30 p.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Monday, August 22, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, AUGUST 22, 2011
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review submitted documents, to continue deliberating and preparing findings of fact and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2008-2001
APPLICANT:	ROSE L. JACKSON
PARCEL NO.:	5708 024
PARCEL ADDRESS:	0126 ELLERT ST,
TOPIC:	Legal Issue/Change in Ownership
CURRENT ASSESSMENT:	$357,281.00
APPLICANT'S OPINION:	$14,569.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
AUG 16 2011
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 22, 2011 at 1:38 p.m.

Present: Mervin Conlan, Louisa Mendoza and Margaret Ruxton

Quorum present

Chairperson: Margaret Ruxton, Presiding

Deputy City Attorney Marie Blitz

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#2
8/22/11
closed

With no public present for comment, the Board went into closed session with legal counsel at the hour of 1:42 p.m. to review closing briefs submitted by both parties, to confer and consult with legal counsel and to deliberate the legal matter of whether or not the April 28, 2000 change in ownership was a reassessable event.

At the hour of 2:35 p.m., the Board reconvened in open session and took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-2001	Rose L. Jackson	The Board ruled the 4/28/00 event was reassessable and thereby DENIED the applicant's appeal on the change in ownership; the Clerk was instructed to reschedule the application for hearing on valuation.

There being no further business, the Board, at the hour of 2:43 p.m. recessed to reconvene Thursday, August 25, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 29, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 23, 2011 To Tuesday, August 23, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6141
APPLICANT:	ALL STAR HOSPITALITY, INC.
PARCEL NO.:	0489 037
PARCEL ADDRESS:	2358 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,343,922.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

DATE POSTED
AUG 16 2011
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6143
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 032
PARCEL ADDRESS:	0430 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,630,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6144
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,911,021.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6145
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,949,241.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6168
APPLICANT:	WILSON, COLIN
PARCEL NO.:	0570 003
PARCEL ADDRESS:	2249 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,785,000.00
APPLICANT'S OPINION:	$1,417,742.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6324
APPLICANT:	WICKLOW PARTNERS
PARCEL NO.:	0618 003
PARCEL ADDRESS:	1850 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,981,500.00
APPLICANT'S OPINION:	$6,651,250.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6358
APPLICANT:	WOLFE, MAREEN
PARCEL NO.:	3736 091
PARCEL ADDRESS:	0072 TEHAMA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$918,000.00
APPLICANT'S OPINION:	$231,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6661
APPLICANT:	ARIZONA TEMPE HOTEL CORP.
PARCEL NO.:	3763 001
PARCEL ADDRESS:	0400 0416 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,085,800.00
APPLICANT'S OPINION:	$5,351,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0186
APPLICANT:	WITTENBERG, JOERG
PARCEL NO.:	0063 014
PARCEL ADDRESS:	0544 0546 LOMBARD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$2,323,488.00
APPLICANT'S OPINION:	$1,808,488.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0192
APPLICANT:	LIM, SHELDON
PARCEL NO.:	0063 007
PARCEL ADDRESS:	1915 1917 STOCKTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,320,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0194
APPLICANT:	VOTRUBA, JOHN
PARCEL NO.:	0106 038
PARCEL ADDRESS:	0218 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,517,943.00
APPLICANT'S OPINION:	$2,404,777.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0670
APPLICANT:	WITTENBERG, JOERG
PARCEL NO.:	0063 014
PARCEL ADDRESS:	0544 0546 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,539,792.00
APPLICANT'S OPINION:	$1,808,488.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0765
APPLICANT:	ARIZONA TEMPE HOTEL CORP.
PARCEL NO.:	3763 001
PARCEL ADDRESS:	0400 0416 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,052,225.00
APPLICANT'S OPINION:	$7,130,180.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2195
APPLICANT:	WILSON, COLIN
PARCEL NO.:	0570 003
PARCEL ADDRESS:	2249 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,780,768.00
APPLICANT'S OPINION:	$1,602,691.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3209
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 032
PARCEL ADDRESS:	0430 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,614,284.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3211
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 033
PARCEL ADDRESS:	0440 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,123,076.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3214
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,945,150.00
APPLICANT'S OPINION:	$500,530.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 23, 2011, at 9:30 a.m.

Present: Jeffrey Morris, Gregory Blaine, and Lawrence Lee

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6168	Colin Wilson	Verbal Stipulation Approved
2009-6661	Arizona Tempe Hotel Corp	Verbal Stipulation Approved; 2-1 vote with Member Blaine dissenting.
2010-0186	Joerg Wittenberg	Submitted
2010-0194	John Votruba	Submitted
2010-0670	Joerg Wittenberg	Submitted
2010-0765	Arizona Tempe Hotel Corp	Verbal Stipulation Approved; 2-1 vote with Member Blaine dissenting.
2010-2195	Colin Wilson	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6141	All Star Hospitality, Inc	Postponed
2009-6143	BRM Bakersfield LLC	Postponed
2009-6144	Byron Meyer	Postponed
2009-6145	Byron Meyer	Postponed
2009-6324	Wicklow Partners	Postponed
2009-6358	Mareen Wolfe	Withdrawn
2010-0192	Sheldon Lim	Postponed
2010-3209	BRM Bakersfield LLC	Postponed
2010-3211	BRM Bakersfield LLC	Postponed
2010-3214	BRM Bakersfield LLC	Postponed

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There being no further business, the Board, at the hour of 12:10 p.m., recessed to reconvene Wednesday, August 24, 2011, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 24, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, AUGUST 23, 2011
11:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#1
8/23/11
closed

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to continue deliberating and preparing findings of fact and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2009-1675
APPLICANT:	ONE HAWTHORNE, LLC
PARCEL NO.:	3735 047
PARCEL ADDRESS:	0645 HOWARD ST,
TOPIC:	Construction in Progress Valuation as of January 1, 2009
CURRENT ASSESSMENT:	$40,600,800.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE
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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 23, 2011, at 12:18 p.m.

Present: Gregory Blaine, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney Marie Blits

SF
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#2
8/23/11
closed

With no public present for comment, the Board went into closed session at the hour of 12:22 p.m. to continue deliberating and preparing its findings of fact for the below listed application. At the hour of 3:10 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1675	One Hawthorne LLC	A.V. Lowered (Board); Findings of Fact to be issued shortly

There being no further business, the Board, at the hour of 3:14 p.m. recessed to reconvene on Wednesday, August 24, 2011, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, August 26, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, AUGUST 24, 2011
9:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#1
8/24/11
closed

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2008-1501

APPLICANT:	MACYS c/o FEDERATED DEPT. STORES
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,314,091.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B. APPLICATION: 2009-4274

APPLICANT:	MACY'S WEST, INC.
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,260,372.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C. APPLICATION: 2010-2672

APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,225,578.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, August 24, 2011, at 9:02 a.m.

Present: Jeffrey Morris, Fred Perez, Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:05 a.m. to deliberate the below listed applications. At the hour of 11:20 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1501	Macy's c/o Federated Dept. Stores	A.V. Lowered (Board)
2009-4274	Macy's West, Inc.	A.V. Lowered (Board)
2010-2672	Macy's West, Inc.	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 11:25 a.m. recessed to reconvene later today, August 24, 2011, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Thursday, September 1, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 24, 2011 To Wednesday, August 24, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1028
APPLICANT:	BERBERICH, G. MICHAEL
PARCEL NO.:	3751 176
PARCEL ADDRESS:	0350 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,000,922.00
APPLICANT'S OPINION:	$7,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5671
APPLICANT:	SELIN, JOHN
PARCEL NO.:	1510 014
PARCEL ADDRESS:	0567 0569 34TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5707
APPLICANT:	BULLETIN BUILDING LLC
PARCEL NO.:	3705 007
PARCEL ADDRESS:	0814 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$27,000,000.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5708
APPLICANT:	BULLETIN BUILDING LLC
PARCEL NO.:	3705 007
PARCEL ADDRESS:	0814 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,090,800.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5724
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 007
PARCEL ADDRESS:	1634 1644 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,451,790.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5725
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 007
PARCEL ADDRESS:	1634 1644 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,540,825.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5726
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 011
PARCEL ADDRESS:	1670 PINE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,689,740.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5727
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 011
PARCEL ADDRESS:	1670 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,743,534.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5887
APPLICANT:	BULLETIN BUILDING LLC
PARCEL NO.:	3705 007
PARCEL ADDRESS:	0814 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,000,000.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5888
APPLICANT:	BULLETIN BUILDING LLC
PARCEL NO.:	3705 007
PARCEL ADDRESS:	0814 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,540,000.00
APPLICANT'S OPINION:	$8,160,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, August 24, 2011, at 1:30 p.m.

Present: Jeffrey Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-5707	Bulletin Building LLC	A.V.Lowered (Board)
2009-5708	Bulletin Building LLC	Verbal Stipulation Approved
2009-5724	Pine & Franklin- CA, LLC	Verbal Stipulation Approved
2009-5725	Pine & Franklin- CA, LLC	Verbal Stipulation Approved
2009-5726	Pine & Franklin- CA, LLC	Verbal Stipulation Approved
2009-5727	Pine & Franklin- CA, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1028	G. Michael Berberich	Postponed
2009-5671	John Selin	Postponed
2009-5887	Bulletin Building LLC	Withdrawn
2009-5888	Bulletin Building LLC	Postponed

There being no further business, the Board, at the hour of 4:15 p.m., recessed to reconvene Friday, August 26, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Friday, August 26, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 25, 2011 To Thursday, August 25, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3053
APPLICANT:	OFFICEMAX RETAIL, LESSEE
PARCEL NO.:	1433 009
PARCEL ADDRESS:	3700 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,414,046.00
APPLICANT'S OPINION:	$7,707,023.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5601
APPLICANT:	LEE, JOHN
PARCEL NO.:	2345A032A
PARCEL ADDRESS:	2346 17TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,048,350.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6514
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	3547 041
PARCEL ADDRESS:	0363 VALENCIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6516
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	3547 041
PARCEL ADDRESS:	0363 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6517
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	3547 041
PARCEL ADDRESS:	0363 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$510,000.00
APPLICANT'S OPINION:	$255,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6537
APPLICANT:	FANG, STEVEN
PARCEL NO.:	1529 004A
PARCEL ADDRESS:	0443 15TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,243,775.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6547
APPLICANT:	BONG, ANNE
PARCEL NO.:	1448 038
PARCEL ADDRESS:	1545 1547 CLEMENT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$623,697.00
APPLICANT'S OPINION:	$568,698.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6550
APPLICANT:	BONG, ANNE
PARCEL NO.:	1448 038
PARCEL ADDRESS:	1545 1547 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$640,733.00
APPLICANT'S OPINION:	$568,698.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6557
APPLICANT:	WOODS, KIERAN
PARCEL NO.:	2676 030
PARCEL ADDRESS:	0580 OAK PARK ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$382,500.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6560
APPLICANT:	LEE, LEONARD
PARCEL NO.:	3607 075
PARCEL ADDRESS:	0109 LIBERTY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,450,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6561
APPLICANT:	LEE, LEONARD
PARCEL NO.:	3607 075
PARCEL ADDRESS:	0109 LIBERTY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,479,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6562
APPLICANT:	LEE, LEONARD
PARCEL NO.:	3607 075
PARCEL ADDRESS:	0109 LIBERTY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,508,580.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1237
APPLICANT:	OFFICEMAX RETAIL, LESSEE
PARCEL NO.:	1433 009
PARCEL ADDRESS:	3700 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,377,515.00
APPLICANT'S OPINION:	$7,688,758.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1255
APPLICANT:	FANG, STEVEN
PARCEL NO.:	1529 004A
PARCEL ADDRESS:	0443 15TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,238,853.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4212
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	3547 041
PARCEL ADDRESS:	0363 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$508,788.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, August 25, 2011, at 9:30 a.m.

Present: Mervin Conlan, John McGary and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
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Appeal No.	Name	Disposition
2009-5601	John Lee	A.V. Lowered (Board)
2009-6517	Litke Properties, Inc.	A.V. Lowered (Board)
2009-6537	Steven Fang	A.V. Lowered (Board)
2009-6561	Leonard Lee	Verbal Stipulation Approved
2009-6562	Leonard Lee	Verbal Stipulation Approved
2010-1255	Steven Fang	A.V. Lowered (Board)
2010-4212	Litke Properties, Inc.	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-6557	Kieran Woods	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3053	OfficeMax Retail, Lessee	Postponed
2009-6514	Litke Properties, Inc.	Withdrawn
2009-6516	Litke Properties, Inc.	Withdrawn
2009-6547	Anne Bong	Withdrawn
2009-6550	Anne Bong	Withdrawn
2009-6560	Leonard Lee	Withdrawn
2010-1237	OfficeMax Retail, Lessee	Postponed

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There being no further business, the Board, at the hour of 11:45 a.m., recessed to reconvene Tuesday, August 30, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 30, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, AUGUST 26, 2011
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2010-0186

APPLICANT:	JOERG WITTENBERG
PARCEL NO.:	0063 014
PARCEL ADDRESS:	544 –546 Lombard Street,
TOPIC:	Base Year value for the new construction on the date of 8/14/04
CURRENT ASSESSMENT:	$2,323,488.00
APPLICANT'S OPINION:	$1,808,488.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B. APPLICATION: 2010-0194

APPLICANT:	JOHN VOTRUBA
PARCEL NO.:	0106 038
PARCEL ADDRESS:	218 UNION STREET,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,517,943.00
APPLICANT'S OPINION:	$2,404,777.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

C. APPLICATION: 2010-0670

APPLICANT:	JOERG WITTENBERG
PARCEL NO.:	0063 014
PARCEL ADDRESS:	544 – 546 Lombard Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,539,792.00
APPLICANT'S OPINION:	$1,808,488.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, August 26, 2011, at 9:30 a.m.

Present: Jeffrey Morris, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Greg Blaine, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:33 a.m. to deliberate the below listed applications. At the hour of 10:05 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

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closed

Appeal No.	Name	Disposition
2010-0186	Joerg Wittenberg	A.V. Lowered (Board)
2010-0194	John Votruba	A.V. Lowered (Assessor)
2010-0670	Joerg Wittenberg	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 10:10 a.m. recessed to reconvene Tuesday, September 6, 2011, at 9:30 a .m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, September 06, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, AUGUST 29, 2011
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to finalize and issue findings of fact on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2009-1675
APPLICANT:	ONE HAWTHORNE, LLC
PARCEL NO.:	3735 047
PARCEL ADDRESS:	0645 HOWARD ST,
TOPIC:	Construction in Progress Valuation as of January 1, 2009
CURRENT ASSESSMENT:	$40,600,800.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 30, 2011 To Tuesday, August 30, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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8/30/11

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6526
APPLICANT:	SJA HOLDINGS, LLC
PARCEL NO.:	5594 012
PARCEL ADDRESS:	2831 OAKDALE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$427,000.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6527
APPLICANT:	SJA HOLDINGS, LLC
PARCEL NO.:	5594 013
PARCEL ADDRESS:	2821 OAKDALE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6528
APPLICANT:	SJA HOLDINGS, LLC
PARCEL NO.:	5594 014
PARCEL ADDRESS:	2801 OAKDALE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$436,000.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6529
APPLICANT:	SJA HOLDINGS, LLC
PARCEL NO.:	5594 015
PARCEL ADDRESS:	0110 LOOMIS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$677,000.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6564
APPLICANT:	GHEITH, YOUSEF
PARCEL NO.:	5358 029
PARCEL ADDRESS:	5102 03RD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,050,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6565
APPLICANT:	GHEITH, YOUSEF
PARCEL NO.:	5358 029
PARCEL ADDRESS:	5102 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,071,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6566
APPLICANT:	GHEITH, YOUSEF
PARCEL NO.:	5358 026
PARCEL ADDRESS:	5190 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,092,420.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6635
APPLICANT:	ALBERTSONS #7122
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$18,300,000.00
APPLICANT'S OPINION:	$9,150,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3321
APPLICANT:	FRESH AND EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,786,040.00
APPLICANT'S OPINION:	$8,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4855
APPLICANT:	SJA HOLDINGS, LLC
PARCEL NO.:	5594 012
PARCEL ADDRESS:	2831 OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$434,507.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4856
APPLICANT:	SJA HOLDINGS, LLC
PARCEL NO.:	5594 013
PARCEL ADDRESS:	2821 OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$468,087.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4857
APPLICANT:	SJA HOLDINGS, LLC
PARCEL NO.:	5594 014
PARCEL ADDRESS:	2801 OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$443,666.00
APPLICANT'S OPINION:	$75,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4858
APPLICANT:	SJA HOLDINGS, LLC
PARCEL NO.:	5594 015
PARCEL ADDRESS:	0110 LOOMIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$688,903.00
APPLICANT'S OPINION:	$175,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, August 30, 2011, at 1:30 p.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6526	SJA Holdings, LLC	Verbal Stipulation Approved
2009-6527	SJA Holdings, LLC	Verbal Stipulation Approved
2009-6528	SJA Holdings, LLC	Verbal Stipulation Approved
2009-6529	SJA Holdings, LLC	Verbal Stipulation Approved
2009-6566	Yousef Gheith	Verbal Stipulation Approved
2010-4855	SJA Holdings, LLC	Verbal Stipulation Approved
2010-4856	SJA Holdings, LLC	Verbal Stipulation Approved
2010-4857	SJA Holdings, LLC	Verbal Stipulation Approved
2010-4858	SJA Holdings, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6564	Yousef Gheith	Withdrawn
2009-6565	Yousef Gheith	Withdrawn
2009-6635	Albertsons#7122	Postponed
2010-3321	Fresh and Easy Neighborhood	Postponed

There being no further business, the Board, at the hour of 2:50 p.m., recessed to reconvene Thursday, September 1, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 7, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, AUGUST 31, 2011
11:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to review, edit and take possible action on the findings of fact for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2007-0979
APPLICANT:	SCHAEFFER, PETER
PARCEL NO.:	2989B025
PARCEL ADDRESS:	0195 - 0199 W WEST PORTAL AVE,
TOPIC:	Base Year/Legal Issue - Change in Ownership
CURRENT ASSESSMENT:	$1,598,378.00
APPLICANT'S OPINION:	$295,706.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE
Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements
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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 31, 2011, at 11:06 a.m.

Present: John McGary, Louisa Mendoza and Margaret Ruxton

Quorum present

Chairperson: John McGary, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session with legal counsel at the hour of 11:10 a.m. to review, edit and finalize its findings of fact for the below listed application.

At the hour of 11:35 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2007-0979	Peter Schaeffer	The Board approved the findings of fact and instructed the Clerk to issue accordingly.

There being no further business, the Board, at the hour of 11:40 a.m. recessed to reconvene Thursday, September 1, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 7, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, September 01, 2011 To Thursday, September 01, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5732
APPLICANT:	ZHENG, WEI
PARCEL NO.:	7122 015
PARCEL ADDRESS:	0051 SAINT CHARLES AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$390,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6181
APPLICANT:	LUCERO LLC
PARCEL NO.:	6571 022
PARCEL ADDRESS:	3333 3335 26TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,111,800.00
APPLICANT'S OPINION:	$63,633.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6182
APPLICANT:	LUCERO LLC
PARCEL NO.:	5712 042
PARCEL ADDRESS:	3535 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,122,000.00
APPLICANT'S OPINION:	$236,589.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6183
APPLICANT:	LUCERO LLC
PARCEL NO.:	5712 043
PARCEL ADDRESS:	3531 3533 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,173,000.00
APPLICANT'S OPINION:	$93,185.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6184
APPLICANT:	LUCERO LLC
PARCEL NO.:	5725 016
PARCEL ADDRESS:	0585 ELLSWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$708,900.00
APPLICANT'S OPINION:	$40,592.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6608
APPLICANT:	MENDEZ, ROBERT
PARCEL NO.:	5279 037
PARCEL ADDRESS:	1655 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,152,600.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6609
APPLICANT:	MENDEZ, ROBERT
PARCEL NO.:	5279 037
PARCEL ADDRESS:	1655 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,175,651.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1824
APPLICANT:	ZHENG, WEI
PARCEL NO.:	7122 015
PARCEL ADDRESS:	0051 SAINT CHARLES AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$397,800.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3580
APPLICANT:	MENDEZ, ROBERT
PARCEL NO.:	5279 037
PARCEL ADDRESS:	1655 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,249,526.00
APPLICANT'S OPINION:	$776,662.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4067
APPLICANT:	XU, XIAO JUAN
PARCEL NO.:	1637 025
PARCEL ADDRESS:	0650 8TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,035,164.00
APPLICANT'S OPINION:	$880,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4870
APPLICANT:	LUCERO, LLC
PARCEL NO.:	3617 025
PARCEL ADDRESS:	3382 3384 22ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$986,038.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4871
APPLICANT:	LUCERO, LLC
PARCEL NO.:	3614 030
PARCEL ADDRESS:	1009 1011 S SOUTH VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,141,727.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4873
APPLICANT:	LUCERO, LLC
PARCEL NO.:	3617 030
PARCEL ADDRESS:	0971 0975 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,349,630.00
APPLICANT'S OPINION:	$850,315.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4874
APPLICANT:	LUCERO, LLC
PARCEL NO.:	5712 042
PARCEL ADDRESS:	3535 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,141,727.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4875
APPLICANT:	LUCERO, LLC
PARCEL NO.:	5712 043
PARCEL ADDRESS:	3531 3533 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,193,624.00
APPLICANT'S OPINION:	$785,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4876
APPLICANT:	LUCERO, LLC
PARCEL NO.:	6571 022
PARCEL ADDRESS:	3333 3335 26TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,131,348.00
APPLICANT'S OPINION:	$725,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4877
APPLICANT:	LUCERO, LLC
PARCEL NO.:	4148 003
PARCEL ADDRESS:	1010 ALABAMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$882,243.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4878
APPLICANT:	LUCERO, LLC
PARCEL NO.:	5725 016
PARCEL ADDRESS:	0585 ELLSWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$721,364.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, September 1, 2011, at 9:35 a.m.

Present: Scott Spertzel, Donna Crowder and Joyce Lewis

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5732	Wei Zheng	Continued to 9/26/11
2009-6608	Robert Mendez	Continued to 9/26/11
2009-6609	Robert Mendez	Continued to 9/26/11
2010-1824	Wei Zheng	Continued to 9/26/11
2010-3580	Robert Mendez	Continued to 9/26/11
2010-4871	Lucero, LLC	Verbal Stipulation Approved
2010-4877	Lucero, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6181	Lucero LLC	Withdrawn
2009-6182	Lucero LLC	Withdrawn
2009-6183	Lucero LLC	Withdrawn
2009-6184	Lucero LLC	Withdrawn
2010-4067	Xiao Juan Xu	Withdrawn
2010-4870	Lucero LLC	Withdrawn
2010-4873	Lucero LLC	Withdrawn
2010-4874	Lucero LLC	Withdrawn
2010-4875	Lucero LLC	Withdrawn
2010-4876	Lucero LLC	Withdrawn
2010-4878	Lucero LLC	Withdrawn

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There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Wednesday, September 7, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, October 07, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, September 06, 2011 To Tuesday, September 06, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5705
APPLICANT:	VNO PATSON CANNERY LP
PARCEL NO.:	0010 001
PARCEL ADDRESS:	2801 LEAVENWORTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$30,500,000.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5706
APPLICANT:	VNO PATSON CANNERY LP
PARCEL NO.:	0010 001
PARCEL ADDRESS:	2801 LEAVENWORTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$30,500,000.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5746
APPLICANT:	1221 JONES LLC
PARCEL NO.:	0220 036
PARCEL ADDRESS:	1221 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,250,000.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5889
APPLICANT:	VNO PATSON CANNERY LP
PARCEL NO.:	0010 001
PARCEL ADDRESS:	2801 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,110,000.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6026
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	0149 021
PARCEL ADDRESS:	1644 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,931,714.00
APPLICANT'S OPINION:	$3,586,692.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6267
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	0165 017
PARCEL ADDRESS:	0735 BATTERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$23,000,000.00
APPLICANT'S OPINION:	$9,371,400.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6268
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	0165 017
PARCEL ADDRESS:	0735 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,000,000.00
APPLICANT'S OPINION:	$9,371,400.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6315
APPLICANT:	SIX THIRTY - FOUR SECOND ST LLC
PARCEL NO.:	3788 038
PARCEL ADDRESS:	0035 STANFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,320,000.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6316
APPLICANT:	SIX THIRTY - FOUR SECOND ST LLC
PARCEL NO.:	3788 038
PARCEL ADDRESS:	0035 STANFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,000,000.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6438
APPLICANT:	DB 800 MARKET LLC C/O FORTRESS INVESTMENT GROUP
PARCEL NO.:	0329 001
PARCEL ADDRESS:	0800 0830 MARKET ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$35,171,200.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6439
APPLICANT:	DB 800 MARKET LLC C/O FORTRESS INVESTMENT GROUP
PARCEL NO.:	0329 001
PARCEL ADDRESS:	0800 0830 MARKET ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$35,635,502.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6509
APPLICANT:	MACQUARIE 55 NINTH STREET, INC.
PARCEL NO.:	3701 066
PARCEL ADDRESS:	0055 09TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$16,983,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6513
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	0165 017
PARCEL ADDRESS:	0735 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,460,000.00
APPLICANT'S OPINION:	$9,558,828.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, September 6, 2011, at 9:34 a.m.

Present: Diane Robinson, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6315	Six Thirty-Four Secont St LLC	Submitted
2009-6513	King Plaza Partners	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5705	VNO Patson Cannery LP	Postponed
2009-5706	VNO Patson Cannery LP	Postponed
2009-5746	1221 Jones LLC	Postponed
2009-5889	VNO Patson Cannery LP	Postponed
2009-6026	King Plaza Partners	Postponed
2009-6267	King Plaza Partners	Withdrawn
2009-6268	King Plaza Partners	Withdrawn
2009-6316	Six Thirty-Four Second St LLC	Withdrawn
2009-6438	DB 800 Market LLC	Withdrawn
2009-6439	DB 800 Market LLC	Withdrawn
2009-6509	MacQuarie 55 Ninth St, Inc.	Postponed

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There being no further business, the Board, at the hour of 12:10 p.m., recessed to reconvene Thursday, September 8, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, September 8, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, September 07, 2011 To Wednesday, September 07, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1520
APPLICANT:	FADEEFF, LEONARD
PARCEL NO.:	1524 041
PARCEL ADDRESS:	0484 21ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$862,490.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2740
APPLICANT:	VAX, ZEEV
PARCEL NO.:	5671 032
PARCEL ADDRESS:	0321 PROSPECT AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$860,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3947
APPLICANT:	FONG, DORA
PARCEL NO.:	3013A017
PARCEL ADDRESS:	0065 SAN LORENZO WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,293,451.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4339
APPLICANT:	SAMSON, MARILOU
PARCEL NO.:	2431 018
PARCEL ADDRESS:	2574 31ST AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$720,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5160
APPLICANT:	NGAI, CHIN
PARCEL NO.:	7023 011
PARCEL ADDRESS:	0279 HOWTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$664,400.00
APPLICANT'S OPINION:	$565,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6085
APPLICANT:	LEUNG, CHAU HOO
PARCEL NO.:	4939 002C
PARCEL ADDRESS:	2944 INGALLS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$525,000.00
APPLICANT'S OPINION:	$386,985.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6086
APPLICANT:	LEUNG, CHAU HOO
PARCEL NO.:	4939 002C
PARCEL ADDRESS:	2944 INGALLS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$525,000.00
APPLICANT'S OPINION:	$386,985.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6087
APPLICANT:	LEUNG, CHAU HOO
PARCEL NO.:	4939 002C
PARCEL ADDRESS:	2944 INGALLS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$535,500.00
APPLICANT'S OPINION:	$288,405.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2029
APPLICANT:	TJ COTUGNO HOLDINGS, LLC
PARCEL NO.:	2612 014
PARCEL ADDRESS:	2362 2368 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,854,826.00
APPLICANT'S OPINION:	$1,113,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2031
APPLICANT:	ROY, ANTHONY
PARCEL NO.:	2735 025
PARCEL ADDRESS:	0676 CLARENDON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$719,910.00
APPLICANT'S OPINION:	$640,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2038
APPLICANT:	ZHENG, JUN KAI
PARCEL NO.:	2717 110
PARCEL ADDRESS:	0583 CORBETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,342,705.00
APPLICANT'S OPINION:	$805,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, September 7, 2011, at 1:30 p.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1520	Leonard Fadeeff	Verbal Stipulation Approved
2009-2740	Zeev Vax	A.V. Lowered by Board, higher than Assessor's recommended value
2009-3947	Dora Fong	Written Stipulation Approved
2009-5160	Chin Ngai	A.V. Lowered (Board)
2009-6087	Chau Hoo Leung	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2031	Anthony Roy	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4339	Marilou Samson	Postponed
2009-6085	Chau Hoo Leung	Withdrawn
2009-6086	Chau Hoo Leung	Withdrawn
2010-2029	TJ Cotugno Holdings, LLC	Postponed
2010-2038	Jun Kai Zheng	Withdrawn

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There being no further business, the Board, at the hour of 3:40 p.m., recessed to reconvene Monday, September 12, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, September 8, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 08, 2011 To Thursday, September 08, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3548
APPLICANT:	WESTFIELD CORPORATION, INC.
PARCEL NO.:	2009700996
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$231,911,901.00
APPLICANT'S OPINION:	$115,950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6189
APPLICANT:	URBAN HOUSING, MB II LLC
PARCEL NO.:	8711 028
PARCEL ADDRESS:	0555 MISSION ROCK ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$81,266,600.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6411
APPLICANT:	WELLS FARGO (LESSEE)
PARCEL NO.:	3710 020
PARCEL ADDRESS:	0333 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$370,000,000.00
APPLICANT'S OPINION:	$110,989,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6412
APPLICANT:	WELLS FARGO (LESSEE)
PARCEL NO.:	3710 020
PARCEL ADDRESS:	0333 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$370,000,000.00
APPLICANT'S OPINION:	$110,989,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6542
APPLICANT:	WELLS FARGO (LESSEE)
PARCEL NO.:	3710 020
PARCEL ADDRESS:	0333 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$377,400,000.00
APPLICANT'S OPINION:	$113,209,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6543
APPLICANT:	WELLS FARGO (LESSEE)
PARCEL NO.:	3710 020
PARCEL ADDRESS:	0333 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$384,948,000.00
APPLICANT'S OPINION:	$115,484,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 08, 2011 To Thursday, September 08, 2011
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3746
APPLICANT:	PATTERSON FAMILY 1993 REVOCABLE TRUST
PARCEL NO.:	0664 021
PARCEL ADDRESS:	1855 1857 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,894,254.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4139
APPLICANT:	FREEMAN, ALBERT
PARCEL NO.:	0080 055
PARCEL ADDRESS:	0101 LOMBARD ST, 209W
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$950,000.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4854
APPLICANT:	RAPPORT, STEPHEN
PARCEL NO.:	0809 018A
PARCEL ADDRESS:	0240 0246 IVY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,783,120.00
APPLICANT'S OPINION:	$1,573,382.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6325
APPLICANT:	GARVEY, PAUL
PARCEL NO.:	0480 002E
PARCEL ADDRESS:	1420 CHESTNUT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$674,604.00
APPLICANT'S OPINION:	$579,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6326
APPLICANT:	GARVEY, PAUL
PARCEL NO.:	0480 002E
PARCEL ADDRESS:	1420 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$694,002.00
APPLICANT'S OPINION:	$579,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6327
APPLICANT:	GARVEY, PAUL
PARCEL NO.:	0480 002E
PARCEL ADDRESS:	1420 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$707,881.00
APPLICANT'S OPINION:	$579,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6480
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	0548 027
PARCEL ADDRESS:	1320 GREEN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,450,000.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3079
APPLICANT:	PATTERSON FAMILY 1993 TRUST REVOC
PARCEL NO.:	0664 021
PARCEL ADDRESS:	1855 1857 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,889,764.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3592
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	0548 027
PARCEL ADDRESS:	1320 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,444,748.00
APPLICANT'S OPINION:	$1,600,564.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, September 8, 2011, at 1:35 p.m.

Present: Greg Blaine, Louisa Mendosa and Meg Ruxton

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3746	Patterson Family 1993 Revocab	A.V.Lowered (Board)
2009-4139	Albert Freeman	Denied
2009-4854	Stephen Rapport	Verbal Stipulation Approved
2009-6325	Paul Garvey	Denied
2009-6326	Paul Garvey	Denied
2009-6327	Paul Garvey	Denied
2010-3079	Patterson Family 1993 Trust Revocab	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6480	Gary McCauley	Postponed
2010-3592	Gary McCauley	Postponed

There being no further business, the Board, at the hour of 4:50 p.m., recessed to reconvene Wednesday, September 21, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 11, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, September 12, 2011 To Monday, September 12, 2011
9:30 AM (AM only)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1417
APPLICANT:	YOSHI'S SAN FRANCISCO
PARCEL NO.:	2009209530
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,253,687.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1534
APPLICANT:	TOY REAL ESTATE INVESTMENT CO. I LLC
PARCEL NO.:	1411 010
PARCEL ADDRESS:	2118 2120 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,248,903.00
APPLICANT'S OPINION:	$2,550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1538
APPLICANT:	BAYCHESTER SHOPPING CENTER, INC.
PARCEL NO.:	2864 001D
PARCEL ADDRESS:	0350 0000 LAGUNA HONDA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,422,046.00
APPLICANT'S OPINION:	$2,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1547
APPLICANT:	TOY, VIRGINIA
PARCEL NO.:	1418 024
PARCEL ADDRESS:	1440 1442 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,549,363.00
APPLICANT'S OPINION:	$1,110,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6166
APPLICANT:	YUE, ALFRED
PARCEL NO.:	8704 174
PARCEL ADDRESS:	0300 0000 BERRY ST, # 910
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$741,000.00
APPLICANT'S OPINION:	$681,720.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6216
APPLICANT:	YOU, BERNICE
PARCEL NO.:	8704 156
PARCEL ADDRESS:	0300 0000 BERRY ST, # 815
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$627,000.00
APPLICANT'S OPINION:	$575,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6218
APPLICANT:	CHEN, SOPHIA
PARCEL NO.:	1709 026
PARCEL ADDRESS:	1272 0000 42ND AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,273,280.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6219
APPLICANT:	CHEN, SOPHIA
PARCEL NO.:	1709 026
PARCEL ADDRESS:	1272 0000 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,310,780.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1812
APPLICANT:	NOVAKOVIC, BLAISE
PARCEL NO.:	1213 026
PARCEL ADDRESS:	2184 0000 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,297,416.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1869
APPLICANT:	TOY REAL ESTATE INVESTMENT CO. I LLC
PARCEL NO.:	1418 024
PARCEL ADDRESS:	1440 1442 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,545,691.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1870
APPLICANT:	TOY REAL ESTATE INVESTMENT CO. I LLC
PARCEL NO.:	1411 010
PARCEL ADDRESS:	2118 2120 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,241,203.00
APPLICANT'S OPINION:	$2,270,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2113
APPLICANT:	AWAMURA, FRANK
PARCEL NO.:	6094 016
PARCEL ADDRESS:	1040 0000 PERSIA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$681,780.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2116
APPLICANT:	YANG, RAYMOND
PARCEL NO.:	2746 038
PARCEL ADDRESS:	0681 0000 CORBETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,682,364.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2125
APPLICANT:	CHANG, CYNTHIA
PARCEL NO.:	3093 014
PARCEL ADDRESS:	0568 0572 MONTEREY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$690,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2399
APPLICANT:	GOLD, RICHARD
PARCEL NO.:	5419 002
PARCEL ADDRESS:	1600 0000 ARMSTRONG AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,164,561.00
APPLICANT'S OPINION:	$945,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, September 12, 2011, at 9:35 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1534	Toy Real Estate Investment	Verbal Stipulation Approved
2009-1538	Baychester Shopping Center	Verbal Stipulation Approved
2009-6166	Alfred Yue	Submitted
2009-6216	Bernice You	Submitted
2009-6218	Sophia Chen	Submitted
2009-6219	Sophia Chen	Submitted
2010-1812	Blaise Novakovic	Submitted
2010-1870	Toy Real Estate Investment	Verbal Stipulation Approved
2010-2125	Cynthia Chang	Verbal Stipulation Approved
2010-2399	Richard Gold	Submitted

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1417	Yoshi's San Francisco	Postponed
2009-1547	Virginia Toy	Withdrawn
2010-1869	Toy Real Estate Investment	Withdrawn
2010-2113	Frank Awamura	Withdrawn
2010-2116	Raymond Yang	Postponed

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There being no further business, the Board, at the hour of 1:10 p.m., recessed to reconvene Monday, September 26, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, September 30, 2011

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, September 13, 2011 at 9:34 a.m.

Present: John McGary, Louisa Mendoza and Mervin Conlan

Quorum present

Chairperson: Louisa Mendoza, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:40 a.m. to deliberate and take possible action on the below listed applications.

At the hour of 10:35 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6166	Alfred Yue	A.V.Lowered (Board)
2009-6216	Bernice you	A.V.Lowered (Board)
2009-6218	Sophia Chen	A.V.Lowered (Board)
2009-6219	Sophia Chen	A.V.Lowered (Board)
2010-1812	Blaise Novakovic	A.V.Lowered (Board)
2010-2399	Richard A. Gold	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 10:40 a.m. recessed to reconvene Monday, September 26, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, September 30, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, September 26, 2011 To Monday, September 26, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0460
APPLICANT:	HEALY, JOHN
PARCEL NO.:	1091 035
PARCEL ADDRESS:	0248 ANZA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,982,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1648
APPLICANT:	HUE, BENSON
PARCEL NO.:	2026 021
PARCEL ADDRESS:	1600 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,632,000.00
APPLICANT'S OPINION:	$915,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1853
APPLICANT:	RAIDER, FAITH
PARCEL NO.:	6017 030
PARCEL ADDRESS:	0263 LISBON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$679,006.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2399
APPLICANT:	1888 GENEVA LLC
PARCEL NO.:	6423 236
PARCEL ADDRESS:	1828- 1838 1848-1858 GENEVA AVE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,706,602.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2400
APPLICANT:	375 RHODE ISLAND, LLC
PARCEL NO.:	3956 005
PARCEL ADDRESS:	0375 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,685,907.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5732
APPLICANT:	ZHENG, WEI
PARCEL NO.:	7122 015
PARCEL ADDRESS:	0051 SAINT CHARLES AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$390,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6480
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	0548 027
PARCEL ADDRESS:	1320 GREEN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,450,000.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6608
APPLICANT:	MENDEZ, ROBERT
PARCEL NO.:	5279 037
PARCEL ADDRESS:	1655 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,152,600.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6609
APPLICANT:	MENDEZ, ROBERT
PARCEL NO.:	5279 037
PARCEL ADDRESS:	1655 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,175,651.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1824
APPLICANT:	ZHENG, WEI
PARCEL NO.:	7122 015
PARCEL ADDRESS:	0051 SAINT CHARLES AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$397,800.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3580
APPLICANT:	MENDEZ, ROBERT
PARCEL NO.:	5279 037
PARCEL ADDRESS:	1655 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,249,526.00
APPLICANT'S OPINION:	$776,662.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3592
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	0548 027
PARCEL ADDRESS:	1320 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,444,748.00
APPLICANT'S OPINION:	$1,600,564.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, September 26, 2011, at 1:30 p.m.

Present: Scott Spertzel, Donna Crowder and Joyce Lewis

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1853	Faith Raider	Verbal Stipulation Approved
2009-5732	Wei Zheng	Submitted by a quorum of Members Spertzel and Lewis; Member Crowder recused herself.
2009-6480	Gary McCauley	Submitted by a quorum of Members Spertzel and Crowder; Member Lewis recused herself.
2009-6608	Robert Mendez	Submitted
2009-6609	Robert Mendez	Submitted
2010-3580	Robert Mendez	Submitted

The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0460	John Healy	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1648	Benson Hue	Postponed
2009-2399	1888 Geneva LLC	Postponed
2009-2400	375 Rhode Island, LLC	Postponed
2010-1824	Wei Zheng	Postponed
2010-3592	Gary McCauley	Postponed

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There being no further business, the Board, at the hour of 4:55 p.m., recessed to reconvene Tuesday, September 27, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, October 07, 2011

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, September 27, 2011 To Tuesday, September 27, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3633
APPLICANT:	THOMPSON, JAMES
PARCEL NO.:	6632 098
PARCEL ADDRESS:	0212 DAY ST, #212
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
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Assessment Appeals Board

11:15 a.m. - MSF

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3867
APPLICANT:	LEPINARD, JULIE
PARCEL NO.:	0981 027
PARCEL ADDRESS:	2973 2975 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,375,395.00
APPLICANT'S OPINION:	$4,355,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4639
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,922,092.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4772
APPLICANT:	CHAN, MEI LI
PARCEL NO.:	2633 015
PARCEL ADDRESS:	0321 PARNASSUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$810,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4859
APPLICANT:	GRANT, SCOTT
PARCEL NO.:	3961 006
PARCEL ADDRESS:	0354 0358 UTAH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,904,614.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5155
APPLICANT:	PERRAMOND, MARC
PARCEL NO.:	3961 006
PARCEL ADDRESS:	0354 0358 UTAH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,904,614.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5543
APPLICANT:	WONG, ANITA
PARCEL NO.:	2473 008
PARCEL ADDRESS:	2643 23RD AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$804,324.00
APPLICANT'S OPINION:	$680,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6133
APPLICANT:	BROWN, MYVTLE
PARCEL NO.:	1187 009A
PARCEL ADDRESS:	0020 0022 ASHBURY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,235,000.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6558
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$47,000,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2040
APPLICANT:	SIERRA HEIGHTS LLC
PARCEL NO.:	4101 065
PARCEL ADDRESS:	0640 TEXAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$635,255.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2041
APPLICANT:	SIERRA HEIGHTS LLC
PARCEL NO.:	4101 066
PARCEL ADDRESS:	0650 TEXAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$692,659.00
APPLICANT'S OPINION:	$490,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2042
APPLICANT:	SIERRA HEIGHTS LLC
PARCEL NO.:	4101 067
PARCEL ADDRESS:	0670 TEXAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$397,990.00
APPLICANT'S OPINION:	$330,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2043
APPLICANT:	SIERRA HEIGHTS LLC
PARCEL NO.:	4101 068
PARCEL ADDRESS:	0690 TEXAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$972,019.00
APPLICANT'S OPINION:	$703,750.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4510
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,002,389.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5244
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,000,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5246
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,940,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, September 27, 2011, at 9:35 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3633	James Thompson	Submitted
2009-3867	Julie Lepinard	A.V.Lowered (Assessor)
2009-4772	Mei Li Chan	Submitted
2009-4859	Scott Grant	Submitted
2009-5155	Marc Perramond	Submitted
2009-6133	Myvtle Brown	Submitted

The following listed applicants for change in the assessed valuation of property affecting the 2008 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5543	Anita Wong	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4639	Avalon Golden Gate LLC	Postponed
2009-6558	Avalon Golden Gate LLC	Postponed
2010-2040	Sierra Heights LLC	Withdrawn
2010-2041	Sierra Heights LLC	Withdrawn
2010-2042	Sierra Heights LLC	Withdrawn
2010-2043	Sierra Heights LLC	Withdrawn
2010-4510	Avalon Golden Gate LLC	Postponed
2010-5244	Avalon Golden Gate LLC	Postponed
2010-5246	Avalon Golden Gate LLC	Postponed

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There being no further business, the Board, at the hour of 11:55 p.m., recessed to reconvene Monday, September 26, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, September 30, 2011

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, September 30, 2011 at 1:35 p.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary,

Quorum present

Chairperson: Louisa Mendoza, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:40 p.m. to deliberate and take possible action on the below listed applications.

At the hour of 3:40 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3633	James Thompson	A.V.Lowered (Board)
2009-4772	Mei Li Chan	A.V.Lowered (Board)
2009-4859	Scott Grant	A.V.Lowered (Board)
2009-5155	Marc Perramond	A.V.Lowered (Board)
2010-6133	Myvtle H Brown	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 3:50 p.m. recessed to reconvene Monday, October 3, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, October 24, 2011

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